

**COUNTY OF KAUAI, PLANNING DEPARTMENT
4444 RICE STREET, LIHUE, KAUAI, HAWAII 96766**

MEMORANDUM

DATE: *August 10, 2020*

TO: *Planning Commission*

FROM: *Clerk of the Commission*

SUBJECT: *Addition to the Planning Commission 8/11/2020 Agenda*

F. HEARINGS AND PUBLIC COMMENT

2. New Agency Hearing

a. *Hanalei Commercial Company, Inc./Na Pali Brewing Company, LLC*

4. Testimony from Koral McCarthy, Moku, & Ohana (8/7/20)

c. *Gregory L. & Kimberly A. Stein*

3. Supplement No. 1 to Stein Application from Ian K. Jung, Esq., (8/5/20)

3. Continued Public Hearing

1. *County of Kauai, Planning Department*

2. Testimony from Rayne Regush (8/10/20)

G. CONSENT CALENDAR

1. Status Reports

a. Coco Palms Hui, LLC

1. Testimony from:

Andrea Morgan
Jerome Gugino
Vivian Valenzuela
Felicia Cowden
Gabriela Taylor
L. Osterer
Judie Hoeppner
Kamalia von Lixfeld
Terry Lilley
Joanne Hanna
Helene Larsen
Anita Cook
Pamela Burrell
Richard Spacer
Forest Shomer
Howard Rontal
Ruta Jordans
Melissa Mojo
Laurie Avilla & Ohana
Rick Cooper
Jenica K. Waymen &
Michael Coon
Wendy Mackintosh
Mary Lu Kelley
Kathleen Dahill
Roland Barker
Jodi Smith
Judith C. White
Frank Kelly
Noelani Ornellas Hochuli
Lucy Miller
Robert & Marion McHenry
Lindsay Lloyd

Scott Morgan
Beth Leeds
Marianne George
Kate Mink
Joan Levy
Hollis Lazo
Katrina St. Marie
Will M. Davis
Kamealoha Smith
Don Lazo
Lo L. Keana`aina & Ohana
Thomas Cook
Bonnie P. Bator & Ohana
Sylvia Partridge
Mary Rich
Dr. Robert Zelkovsky
Nina Monasevitch
Miriam Bouret
Anne Thurston
Michaelle Edwards
Barbara Guiliano
Joan McCauley
Bill Schilling
Leslee Dancosse
Larry Heller
Karin Willard
Tom Anderson
Jonathan McRoberts
Ken Taylor
Fern Holland
Howard Rontal
Anne Thurston
A. Russell

Kit Funderer
Raychel Brandenburg
Mary & Jerry Kerns
Noreen Dougherty
Barbara Essman
Leimana Aiu Taber
Eliel Starbright
Linda Pizzitola
Toni Liljengren
Lucinda & Bill
Robertson
Marj Dente
Haunani Rossi
Judah Freed
Jonathan Reeves
Dylan Lazo
Lauryn Galindo
Louise Arakaki
Mary Mulhall
Hannah Rees
Shoshana Belnick
Magenta Billett
Ann Marie Holmes
Marge Freeman
Charles Hammond
Rachael & Carlton
Davis
Mary Paterson
Marion Paul
Steve & Sharry Glass
Tina Taniguchi
Bridget Hammerquist
Sandra Herndon

F.2.a. *Hanalei Commercial Company, Inc./Na Pali Brewing Company, LLC*

4. Testimony from Koral Mccarthy, Moku, & Ohana (8/7/20)

F.2.a.4. ^(A)
AUG 11 2020

Leslie Takasaki

From: Kaaina Hull
Sent: Friday, August 07, 2020 11:31 AM
To: Leslie Takasaki
Cc: Romio Idica; Dale Cua
Subject: FW: Subject Hanalei commercial/ Napali Brewing Company

Hey Les,

Here is another set of public comments for the Brewing Company application. Please provide to the Commission. Mahalo!

From: Koral McCarthy <koral.wainiha@gmail.com>
Sent: Wednesday, August 05, 2020 1:36 PM
To: Kaaina Hull <khull@kauai.gov>
Subject: Subject Hanalei commercial/ Napali Brewing Company

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Ka'aina,

Hope your 'Ohana is doing well during this crazy time.

I would love if you could forward my comments to the Planning Commissioner about the possible Napali Brewing Company trying to go into Hanalei town.

We are 100% against the idea and everything about it. We have many families willing to petition and hold signs and do whatever we can to oppose the idea of a new 'brewery'/bar in Hanalei. We currently have 5 bars in business in Hanalei struggling to survive and we all feel it's the last thing our town needs.

We will do anything and everything to oppose this and we will definitely be rallying as much as possible to not let this happen.

Sorry to sound so upset, it's just the last thing we could imagine that we need or want in our town!

Mahalo kai'aina

Big love

Aloha

Koral, Moku and 'OHANA

808-634-0194

koral.wainiha@gmail.com

P.O. Box 1142

Hanalei Hawaii 96714

F.2.a.4. (A)

AUG 11 2020

F. 2. c. *Gregory L. & Kimberly A. Stein*

3. Supplement No. 1 to Stein Application from Ian K. Jung, Esq., (8/5/20)

F. 2. c. 7. 

AUG 11 2020

BELLES GRAHAM LLP

ATTORNEYS AT LAW

MAX W.J. GRAHAM, JR.
JONATHAN J. CHUN
IAN K. JUNG

Federal I.D. No. 99-0317663

WATUMULL PLAZA
4334 RICE STREET, SUITE 202
LIHUE, KAUAI, HAWAII 96766-1388

TELEPHONE NO: (808) 245-4705
FACSIMILE NO: (808) 245-3277
E-MAIL: mail@kauai-law.com

OF COUNSEL

MICHAEL J. BELLES
DAVID W. PROUDFOOT
DONALD H. WILSON

August 5, 2020

Mr. Dale Cua, Senior Planner
Planning Department
County of Kauai
4444 Rice Street, Suite 473
Lihue, Kauai, Hawaii 96766

Via Email and Hand Delivery

Re: Supplement No. 1 to Stein Application
Variance Permit V-2021-1
Class IV Zoning Permit Z-IV-2021-2
Tax Key No.: (4) 3-5-002:022

Dear Mr. Cua:

Based on our discussions and the Planning Director's Report, enclosed herewith is an original and eleven (11) copies of Supplement No. 1 and Revised Exhibits "E-1" and "E-2" regarding the above-referenced Application.

Please let me know if you require anything further.

Very truly yours,

BELLES GRAHAM LLP



Ian K. Jung

IKJ:jaug
Enclosures

F.2.C.7. (A)

AUG 11 2020

BELLES GRAHAM LLP

IAN K. JUNG 8626-0
4334 Rice Street, Suite 202
Lihue, Kauai, Hawaii 96766
Telephone: (808) 245-2163
Facsimile: (808) 245-3277
Email: ikj@kauai-law.com

Attorney for Applicants,
GREGORY L. STEIN and
KIMBERLY ARZADON STEIN

BEFORE THE PLANNING COMMISSION

OF THE

COUNTY OF KAUAI

In The Matter Of The Application)	VARIANCE PERMIT V-2021-1
)	CLASS IV ZONING PERMIT Z-IV-2021-2
Of)	
)	SUPPLEMENT NO. 1 TO VARIANCE
GREGORY L. STEIN and KIMBERLY)	PERMIT AND CLASS IV ZONING PERMIT
ARZADON STEIN, for a Variance Permit)	APPLICATION; EXHIBIT LIST; REVISED
and Class IV Zoning Permit, for real property)	EXHIBITS "E-1" - "E-2"
situated at Nawiliwili, Lihue, Kauai, Hawaii,)	
described as Lot 2-D of Land Court)	
Application 1819, Map 3, identified by Kauai)	
Tax Map Key No. (4) 3-5-002:022.)	
)	
)	
)	

**SUPPLEMENT NO. 1 VARIANCE PERMIT AND CLASS IV ZONING PERMIT
APPLICATION**

Comes now, GREGORY L. STEIN and KIMBERLY ARZADON STEIN, Applicants in the above-captioned proceedings, by and through its undersigned attorney, hereby submits the following Supplement No. 1 to Variance Application Permit and Class IV Zoning Permit for a proposed new single-family dwelling unit relative to the following Sections and Revised Exhibits "E-1" and "E-2":

SECTION 3: PAST, EXISTING AND PROPOSED USES OF SUBJECT PROPERTY.

3.3 Land Coverage. After further evaluating the Project based on the Planning Director's Report, the Applicant worked with the Planning Department to further reduce the scope of the Project to reduce the square footage of the residence to comply with the requests of the Planning Department. The Subject Property land has a total square footage of 5,065 square feet. The CZO Resort (RR-20) District has a 60% land coverage allocation and the CZO Open District has a 10% land coverage allocation. The total allowable land coverage in the CZO Resort (RR-20) District is 1,866 square feet and the total allowable land coverage in the CZO Open District is 195 square feet. The proposed habitable space of the single-family dwelling unit is located entirely in the CZO Resort (RR-20) District with only a small portion of the associated deck in the CZO Open District. The total land coverage in the CZO Resort (RR-20) District has been reduced to 2,342 square feet and the land coverage in the CZO Open District remains at 189 square feet. Therefore, the Project complies with the land coverage calculation requirements for the CZO Open District; however, a variance is required to exceed the land coverage in the CZO RR-20 District by 15% or 2,342 square feet (totaling 75% in the CZO RR-20 District). The reduction eliminates the south facing staircase as requested by the Planning Department and reduces the landing pads

for the north facing staircase to a permeable surface. The Applicant has revised the Plan Set in Exhibit "E-1" and the Land Coverage Comparative in Exhibit "E-2" at the request of the Planning Department to further reduce the impervious surfaces of the Project. The net result of the land coverage for the Subject Property results in 50% as previously approved for other projects in the Kalapaki Circle neighborhood.

SECTION 5. PERMITS REQUESTED AND REQUIRED.

5.1 Variance and Class IV Zoning Permit. The construction of the proposed single-family dwelling unit on the Subject Property (the "Project") will require a variance from the land coverage calculations in the CZO Resort (RR-20) District and the front and side yard setbacks as follows:

a. Land Coverage to exceed 60% standard by 15% to achieve 75% Land Coverage (See, attached revised Exhibit "E-1"). As described above, the Applicant proposes to locate the habitable space of the Project in the CZO RR-20 District. Due to the topography of the Subject Property the land coverage will exceed the standard 60% by 15% totaling 75%.

b. Front Yard Setback to be reduced to three (3) feet (See, attached revised Exhibit "E-1"). The deviation from the front yard setback is to comply with CZO parking requirements given the topographical challenges of the Subject Property.

c. Side Yard Setbacks to be reduced to five (5) feet on each boundary (See, attached revised Exhibit "E-1"). The deviation from the side yard setbacks is requested due to constraining circumstances of the Subject Property given the topographical challenges.

d. Variance Permit Standards. Section 8-3.3(b), KCC, which sets forth the standards for the issuance of variances, asks that the Planning Commission consider factors such as size, shape, topography, location or surroundings to determine whether or not to require the strict

application of regulations, and to ensure that there be a minimum departure from existing regulations to allow a reasonable use of the property in question, provided, of course, that any such departure will not cause significant risks of harm to property and improvements in the neighborhood or harmful environmental consequences.

e. Variance Justification.

i. Land Coverage Variance. Approximately 50-60% of the square footage of the Subject Property is located in the CZO RR-20 District. There are seventeen (17) parcels located on Kalapaki Circle. Each of the parcels are split-zoned CZO Open and CZO RR-20 Districts. The reason for the split-zoned status is due to the topographical constraints of the parcels. Consistent with what the Planning Commission approved for the adjacent lots, the Applicant is requesting a minimal deviation of 18% of land coverage calculations. Of the seventeen (17) parcels, the average land coverage in the CZO RR-20 is 76%. (See, revised Exhibit "E-2"). As such, this minimum departure is consistent with other parcels in the immediate neighborhood as previously established as reasonable.

The proposed living area of the single-family dwelling unit is 4,440 square feet. The associated garage (390 square feet) and decking (1,155 square feet), and storage below (850 square feet). The total land coverage (footprint), inclusive of all hardscaping totals 2,342 square feet of improvements for the Project. The design of the Project incorporates natural earth tones, darkened wood materials and non-reflective windows and doors. As such, the Project will blend with existing earth-toned structures that currently exist on some of the residences along Kalapaki Circle. (See, Exhibit "F"). Therefore, the Project is exempt for SMA review.

SECTION 14. CONCLUSION.

The Applicant respectfully requests that the Planning Commission:

1. Find that the Project will not have any substantial environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.
2. Find that the Project is consistent with the objectives, policies, and guidelines set forth in Hawaii Revised Statutes Chapter 205A and Sections 3.0 and 4.0 of the SMA Rules.
3. Find that the Project is consistent with permitted uses in the SLUC Agricultural District, the Kauai General Plan, the Lihue Community Plan, and the CZO.
4. Approve the issuance of a Variance and Class IV Zoning Permit for the Project on the Subject Property as described herein, subject to such reasonable conditions as the Planning Commission shall impose.

DATED: Lihue, Kauai, Hawaii, 8/5/2020

BELLES GRAHAM LLP

By 

IAN K. JUNG
Attorney for Applicants,
GREGORY L. STEIN and
KIMBERLY ARZADON STEIN

REVISED EXHIBIT LIST

EXHIBIT

E. PLANS

Plan SetE-1
Land Coverage ComparativeE-2

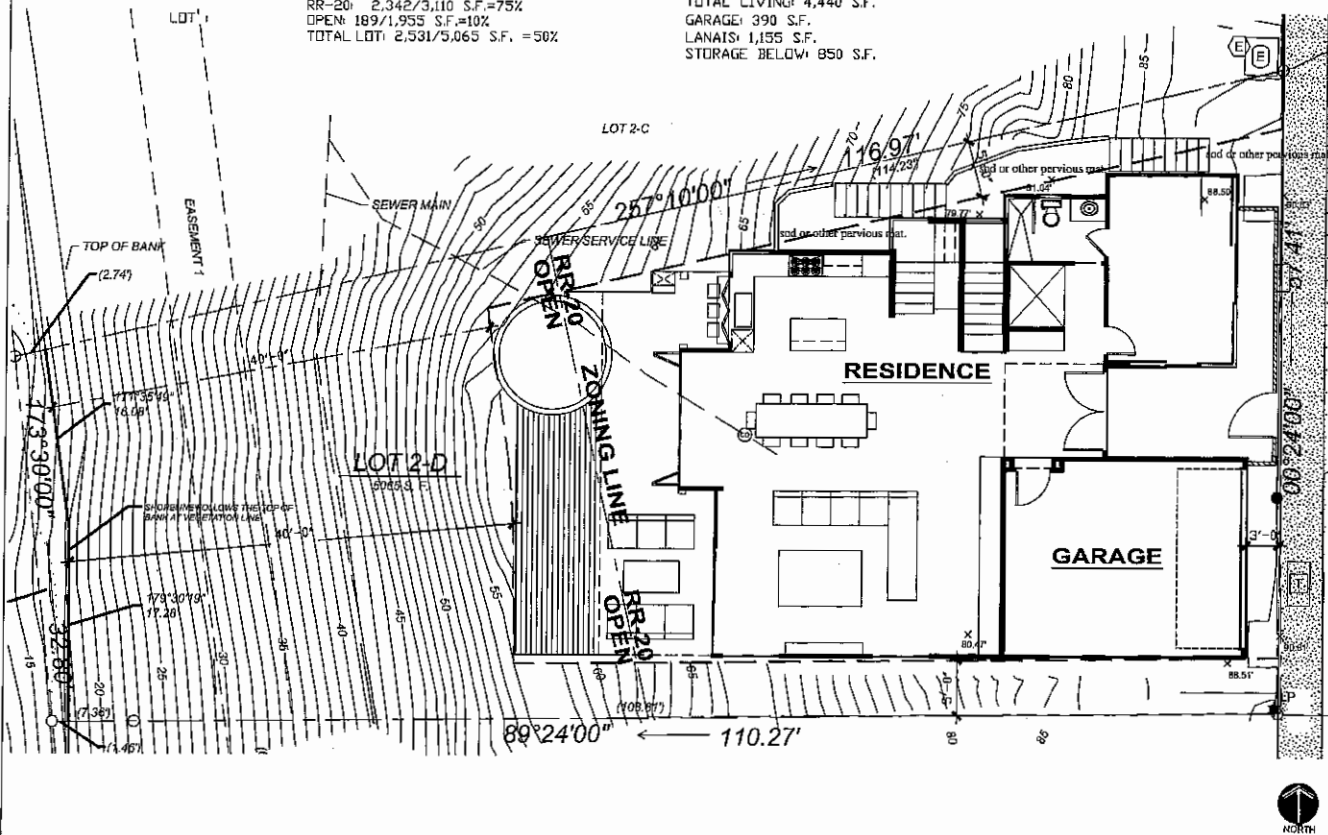
EXHIBIT "E-1"

LOT COVERAGE:

LOT AREA: 5,065 S.F.
 RR-20: 3,110 S.F.
 OPEN: 1,955 S.F.
 RR-20: 2,342/3,110 S.F. = 75%
 OPEN: 189/1,955 S.F. = 10%
 TOTAL LOT: 2,531/5,065 S.F. = 50%

PROJECT DATA:

FIRST FLOOR: 1,427 S.F.
 SECOND FLOOR: 1,763 S.F.
 FLOOR BELOW: 1,250 S.F.
 TOTAL LIVING: 4,440 S.F.
 GARAGE: 390 S.F.
 LANAI: 1,155 S.F.
 STORAGE BELOW: 850 S.F.



**LINCOLN
DESIGN**
 simplicity
 redefined

andrea@lincolndesign.com
 808 634 2173

**STEIN
Residence**

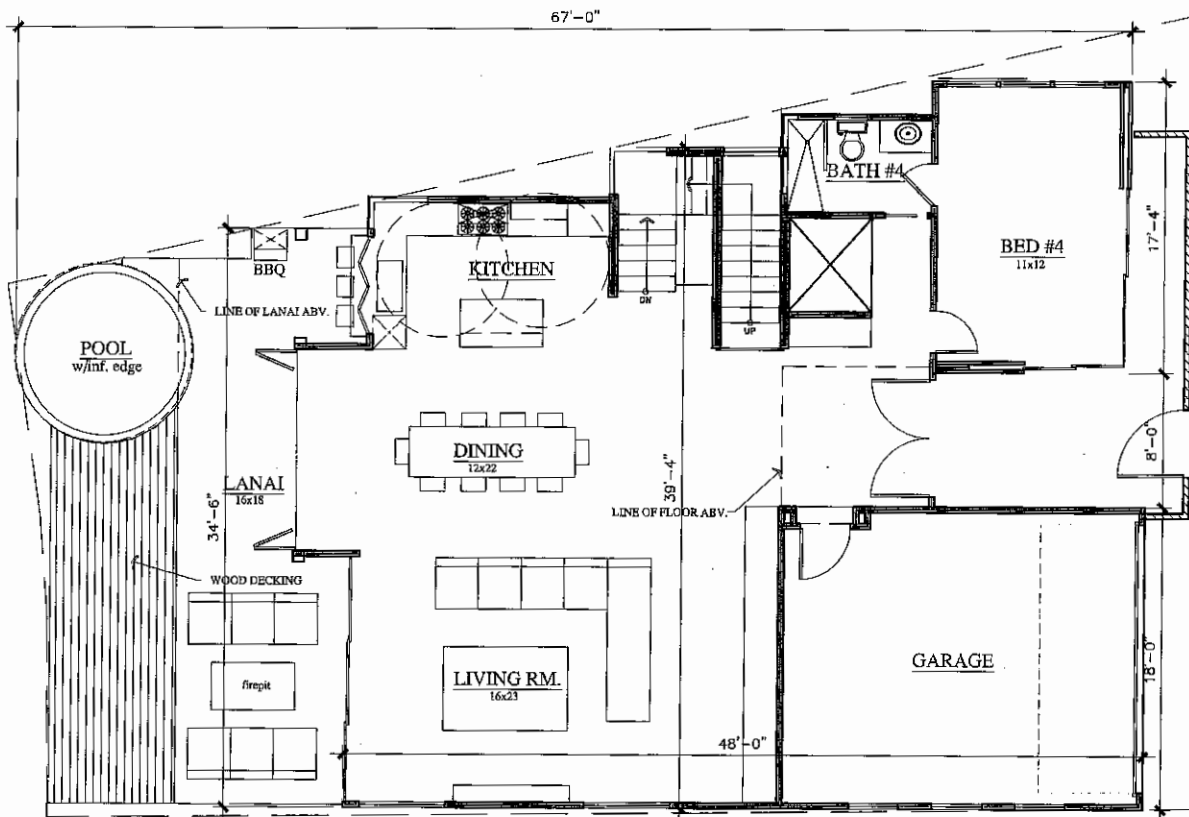
TMK (4) 3-6-02-022

3284 Waipahoehoe Circle
 Lihoe, HI 96756

**SITE
PLAN**

Project Code: 70
 Date: 07/10/2010
 Drawn by: AL
 Checked by: AL
A1.0
 Scale: 1/8" = 1'-0"

EXHIBIT "E-1"



**LINCOLN
DESIGN**
simplicity
redefined

andrea@lincolndesign.com
808 634 2173

No.	Description	Qty

STEIN Residence

TMK(4) 3-5-02-022

2201 Palapala Circle
Honolulu, HI 96809

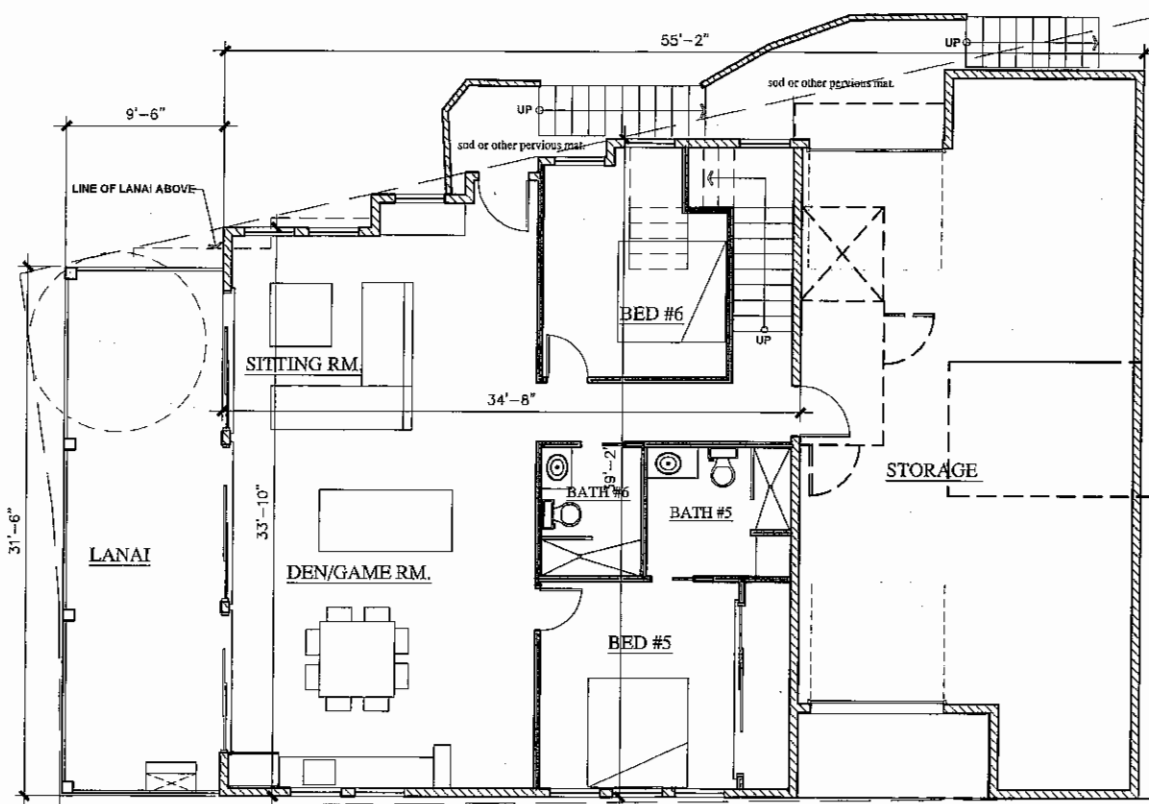
FIRST FLOOR PLAN

Project No. 10
Date 07/24/2007
Drawn by AL
Checked by

A2.0

Scale: 1/16" = 1'-0"





**LINCOLN
DESIGN**
simplicity
redefined

andrea@lincolndesign.com
808 634 2173

No.	Description	Date

**STEIN
Residence**

TMK (4) 3-5-02-022

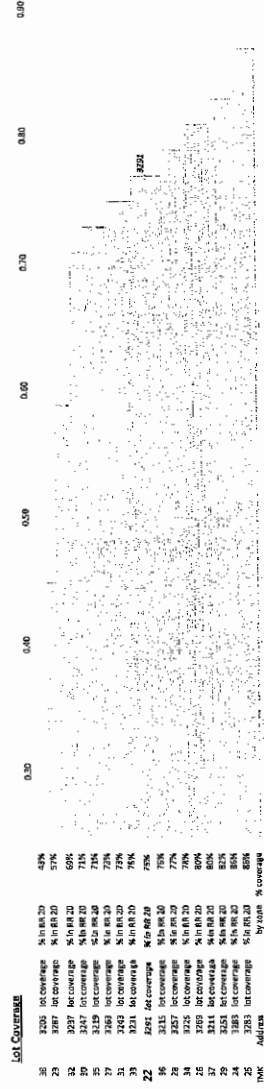
2291 Kalaupapa Circle
Lihoe, HI 96766

**FLOOR PLAN
BELOW**

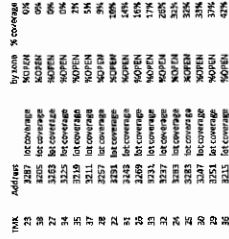
Project name	PD
Date	07/21/2009
Drawn by	AL
Checked by	AL
Scale	A4.0
Scale	3/16" = 1'-0"



EXHIBIT "E-2"



Existing 47%
 Asking for 75%
 Average is 71%
 Median is 75%



Existing 0%
 Asking for 30%
 Average is 16%
 Median is 14%

Information and data provided herein are a compilation of available tax information.
 Various parties available for public view and actual field measurements on
 10/10/2024 10:00 AM

F.3.1. *County of Kauai, Planning Department*

2. Testimony from Rayne Regush (8/10/20)

F.3.1.2. ^(A)
AUG 11 2020



WAILUA-KAPA'A
NEIGHBORHOOD
ASSOCIATION

August 10, 2020

(via email: planningdepartment@kauai.gov)

Kauai County Planning Commission
4444 Rice Street, Suite A473
Lihu'e, Hawai'i 96766

Re: Zoning Amendment ZA-2020-14 for the Shoreline Setback & Coastal Protection Ordinance

Aloha Chair Nogami-Streufert and Planning Commission Members:

The Wailua-Kapaa Neighborhood Association (W-KNA) appreciates the opportunity to comment on the proposed revisions to this ordinance. We wholehearted support increasing the minimum shoreline setback line from 40-feet to 60-feet. But, we are concerned about other proposed changes.

- 1) Considering that the shoreline setback area is essentially a "no build zone", it seems inappropriate for the bill to add exclusions and exceptions to the current shoreline setback rules. Since the bill seeks to address the current climate change crisis, it is contrary to, and inconsistent with, the purpose and expressed objectives in the bill to facilitate construction within the shoreline setback area. Refer to the proposed language in:
 - Sec. 8-27.3 (a)(2)
 - Sec. 8-27.7 (a)(15)
- 2) There is another Iniki on the way, no doubt. To accept **requests for exceptions to the shoreline setback line** in order to build seaward is unwise, particularly since this amendment seeks to conform with the updated science, impacts from climate change, and sea level rise (which is anticipated to be 3 or more feet by later this century).
- 3) The County is well-positioned to set a good example by using appropriate setbacks to the greatest extent possible. It is unclear by the County is exempting themselves from the same setback standard as others. Locating a lifeguard tower in the setback area may be appropriate, but aligning the coastal bike path too far seaward generally is not. Retaining the original variance permit requirement for public park facilities to be built in the shoreline setback area is important.
- 4) Eliminating the requirement for a Variance Permit for Public Parks Facilities will not reduce Kauai's exposure to coastal hazards – it will increase the risk and increase taxpayer expense.

For example, the following photos of the County Path at Wailua Beach (across from Coco Palms Hotel), and the significant erosion next to the Path at Pono Kai Resort-Kapa'a, exemplify the need to locate these public park facilities landward of the shoreline setback area, not in the shoreline setback area.

Serving Residents of the Kawaihau District
"We treasure our rural community"
340 Aina Uka Street, Kapa'a, Hawai'i 96746 • 821-2837

F.N.I.2. (A)
AUG 11 2020

- 5) At the August 5, 2020 County Council Park & Recreation Committee proceedings (Item PRT 2020-01) the downside of insufficient shoreline setbacks and erosion damage to a portion of the Lydgate Multiuse Path was discussed. Staff testified that erosion data was not available during the planning and construction phase. Although better data is available now, W-KNA believes it is counter-productive to create more exceptions and exemptions (legal loopholes) in this bill. More vigilance is needed, not less.



- 6) Lastly, a 2018 Kauai Coastal Erosion study is referenced in the bill, but apparently is not available on the county's website, nor is there a link to this resource. Since erosion rates have increased over recent decades, understanding the updated calculations would be helpful (as they differ from the 2011 Fletcher study which used the average of the last 100 years). In addition, including a definition for "annual erosion rate" in the bill might be beneficial.

If county is truly committed to community resiliency planning in light of climate change science, the Public Park Facilities exemption should be removed.

Thank you again for the opportunity to comment.

Sincerely,

Handwritten signature of Rayne Regush.

Rayne Regush, Chair
On behalf of the W-KNA Board of Directors

cc: Planning Director Ka'aina Hull (khull@kauai.gov)

G.1.a. *Coco Palms Hui, LLC*

1. Testimony from:

Andrea Morgan
Jerome Gugino
Vivian Valenzuela
Felicia Cowden
Gabriela Taylor
L. Osterer
Judie Hoeppner
Kamalia von Lixfeld
Terry Lilley
Joanne Hanna
Helene Larsen
Anita Cook
Pamela Burrell
Richard Spacer
Forest Shomer
Howard Rontal
Ruta Jordans
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Rick Cooper
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Michael Coon
Wendy Mackintosh
Mary Lu Kelley
Kathleen Dahill
Roland Barker
Jodi Smith
Judith C. White
Frank Kelly
Noelani Ornellas Hochuli
Lucy Miller
Robert & Marion McHenry
Lindsay Lloyd

Scott Morgan
Beth Leeds
Marianne George
Kate Mink
Joan Levy
Hollis Lazo
Katrina St. Marie
Will M. Davis
Kamealoha Smith
Don Lazo
Lo L. Keana`aina & Ohana
Thomas Cook
Bonnie P. Bator & Ohana
Sylvia Partridge
Mary Rich
Dr. Robert Zelkovsky
Nina Monasevitch
Miriam Bouret
Anne Thurston
Michaelle Edwards
Barbara Guiliano
Joan McCauley
Bill Schilling
Leslee Dancosse
Larry Heller
Karin Willard
Tom Anderson
Jonathan McRoberts
Ken Taylor
Fern Holland
Howard Rontal
Anne Thurston
A. Russell

Kit Furerer
Raychel Brandenburg
Mary & Jerry Kerns
Noreen Dougherty
Barbara Essman
Leimana Aiu Taber
Eliel Starbright
Linda Pizzitola
Toni Liljengren
Lucinda & Bill
Robertson
Marj Dente
Haumani Rossi
Judah Freed
Jonathan Reeves
Dylan Lazo
Laurnyn Galindo
Louise Arakaki
Mary Mulhall
Hannah Rees
Shoshana Belnick
Magenta Billett
Ann Marie Holmes
Marge Freeman
Charles Hammond
Rachael & Carlton
Davis
Mary Paterson
Marion Paul
Steve & Sharry Glass
Tina Taniguchi
Bridget Hammerquist
Sandra Herndon

G.1.a.1.

AUG 1 1 2020

Leslie Takasaki

From: Planning Department
Sent: Thursday, August 06, 2020 11:29 AM
To: Kaaina Hull; Dale Cua
Cc: Leslie Takasaki
Subject: FW: Cocoa Palms

-Leila

-----Original Message-----

From: Andrea Morgan <andreamoon2003@yahoo.com>
Sent: Thursday, August 06, 2020 4:20 AM
To: Planning Department <planningdepartment@kauai.gov>
Subject: Cocoa Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha planning committee,

Please consider the needs of the Hawaiian people and the potential this land holds to grow food and create community models that give voice to sustainability. It's time for a building that adds real value to the community.

Andrea Morgan
Koloa HI

Sent from my iPhone

AUG 11 2020

Leslie Takasaki

From: Planning Department
Sent: Thursday, August 06, 2020 11:30 AM
To: Kaaina Hull; Dale Cua
Cc: Leslie Takasaki
Subject: FW: Cocoa Palms

-Leila

-----Original Message-----

From: Scott Morgan <slcphan@yahoo.com>
Sent: Thursday, August 06, 2020 6:19 AM
To: Planning Department <planningdepartment@kauai.gov>
Subject: Cocoa Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

> Aloha planning committee,
>
> Please consider the needs of the Hawaiian people and the potential this land holds to grow food and create community models that give voice to sustainability. It's time for a building that adds real value to the community.
>
> Scott Morgan
> Koloa HI

(A)

Leslie Takasaki

From: Planning Department
Sent: Thursday, August 06, 2020 11:30 AM
To: Kaaina Hull; Dale Cua
Cc: Leslie Takasaki
Subject: FW: Coco Palms Testimony

-Leila

From: Kit Furderer <kinebydesign@gmail.com>
Sent: Thursday, August 06, 2020 9:25 AM
To: Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms Testimony

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Planning Commission
c/o County of Kauai Planning Department
4444 Rice Street, Suite A473
Līhu'e, Kauai 96766

I would like to submit testimony in support of Coco Palms property being returned to the native Hawaiian and local community. It's been 28 years since Iniki and this was built over the most sacred land to the Hawaiian Ancestors. It needs to be returned to the people and community. If the Maui cultural center can do it, so can we.



KIT FURDERER

Kauai Photographer
Photography / Design / Art

- Phone: 808.652.4618
- Website: kauai-wedding-photographer.com
- Address: Kapaa, HI 96705



AUG 11 2020

From: Jerry Gugino <jpgugino@hotmail.com>
Sent: Thursday, August 06, 2020 10:55 AM
To: Planning Department <planningdepartment@kauai.gov>
Subject: Coco Palms property return to people of Kauai

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

<https://www.facebook.com/208900008/posts/724042817320/?d=n>

Tax paying resident of Kauai

Sincerely,
Jerome Gugino
P. O. Box 452
Lawai, Kauai
96765

Sent from my iPhone

AUG 11 2020

To Planning Commission,

I came to Kauai after my service in
S.E. Asia in Feb 1974. I knew Mrs.
Gus Cander and worked at the Coco Palms
then, driving taxi for Kathleen Texeira
and have fond memories of those times!
It is a "shame" and embarrassment to
the fine people of Kauai that this "eye sore"
remains in disarray to this day.

Please, Kokea and rectify this wrong!
It has gone on far too long.

Sincerely,

J. J. J. J.
(123) 912-3456

Leslie Takasaki

From: Planning Department
Sent: Thursday, August 06, 2020 12:04 PM
To: Dale Cua
Cc: Kaaina Hull; Leslie Takasaki
Subject: FW: Restoration of Coco Palms Community Plan - "Auntie Beth's Aloha"

Forwarding Coco Palms testimony for Planning Commission.

Mahalo,

Duke Nakamatsu

Commission Support Clerk
County of Kauai
Department of Planning
4444 Rice Street, Suite A473
Lihue, HI 96766
(808) 241-4055

From: bethleeds22 <bethleeds22@yahoo.com>
Sent: Thursday, August 06, 2020 11:58 AM
To: Planning Department <planningdepartment@kauai.gov>
Subject: Restoration of Coco Palms Community Plan - "Auntie Beth's Aloha"

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To: Kauai Planning Department
Planningdepartment@kauai.gov
Fr: Beth Leeds
Citizen In Action
RE: G-1 - Coco Palms
The World Famous Coco Palms


Aloha All Members of the Planning Department!

Coco Plams, even it its current state is special. Driving by this iconic place takes our breath away as we look and hope for something wonderful to happen there!

Coco Palms has set idle and neglected for years while major corporations and developers have tried and failed to create a new giant Resort or a Condo Development, keeping those who would care for Coco Palms at bay.

I HAVE A PLAN! A 4 Point Plan.

My Plan is this:

All of us, the active community, who have wanted to protect Coco Palms from the hands of destruction, wish to demonstrate a Restoration Plan to enhance Coco Palms and reach our goals of aloha with your assistance. We will, for a three month period, create a community momentum as never seen before. 

AUG 11 2020

1. Our efforts will begin with a reassessment of the value of the property known as Coco Palms. Taking into consideration the years and years of neglect due to the unrealistic price tag of Coco Palms so that the Corporations were the only prospects financially capable of purchasing the property at such an inflated price. They all failed.

Actually, Coco Palms is priceless!

2. Community Eminent Domain Restoration is the only way to move forward (The only alternative is to continue to look for high end bids that have proven to fail, causing further and continued neglect).

Actually, Coco Palms deserves TLC!

3. With community members willing to take over the responsibility of restoring Coco Palms, that does not mean that we are increasing the property values and making Coco Palms more desirable for big corporations and investors to purchase without having to invest in restoration. NO.

Actually, NO! We propose and will be locked into a Lease-Option Agreement to purchase Coco Palms at the realistic market value, reflecting the current state of neglect, priced today for one year.

4. I will put together a Community Consortium with Aloha as the criteria. Using the guidelines of Hawaii Revised Statute Public Law 5.7-5 (a) and (b), The Aloha Spirit Law written by Auntie Pilahi Paki and provides the guidelines for restoration with aloha for Coco Palms.

Actually, this will be my basic guide to for the restoration of Coco Palms.

Please contact me for more information as we set up a Board of Directors and finalize the necessary documents to present to you at your next meeting.

The name of the Consortium is
"Auntie Beth's Aloha"

Please contact me at :
bethleeds22@yahoo.com
949-295-6298
808-282-1620

Mahalo for your consideration,

Beth

Sent from my T-Mobile 4G LTE Device

Leslie Takasaki

From: Raychel Brandenburg <raychelberger@yahoo.com>
Sent: Thursday, August 06, 2020 2:03 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Kauai Planning Department,

Id like to enter my testimony on the issue of the old Coco Palms Hotel. Id like the County of Kauai to have ownership of the premises. Somewhat of a public park. All buildings should be broken down. All ancient fish ponds, canals and any Hawaiian historical structures should stay. The land should be cleaned out. Various Hawaiian groups should be able to volunteer to kokua the area. One day this land will be healed. Our children should be able to walk through this area so they can learn what the area used to be. I dont think any buildings should be allowed to be built so the land may take itself over.

Raychel Brandenburg

Leslie Takasaki

From: Vivian Valenzuela <vvalenzuela47@gmail.com>
Sent: Thursday, August 06, 2020 2:55 PM
To: Planning Department
Subject: Restoring Wailua

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am emailing with regards to the land that the Coco Palms sits on. This once was a beautiful property before Iniki came through and destroyed the it. I used to go there just to walk the property and feel the special energy there, it truly is filled with an amazing and peaceful energy of Hawaiian culture and love. It saddens me that this property has been sitting there while battles take place because hotel/commercial developers have been given the opportunity to perhaps build a hotel or time share there! This island does not need another hotel/time share, she (Kauai) is too special to let yet another commercial developer come in and take away what should belong to her people. I have always believed that this property should be made into a park/cultural center where Hawaiian culture is taught and experienced. We need it!

I want to tell you a little story: I lived here on Kauai in the 80's for a couple of years, I left only because my fiancé died in a car accident here and I had to go be with family on the mainland. I knew I would one day return, however, it would be several years before life let that happen. When I moved back here in 2005 I discovered a place I had never known existed, I found it while going for a drive to Wailua, the Hawaiian Village next to the Wailua River. As SOON as I drove down to the village and got out of the car there was a peace and joy that washed over me. I loved learning, from a very kind man there, about the huts and their history and loved seeing hand carvings this very special man had done. I thought to myself "there needs to be more places like this incredible village here!" Please let the Coco Palms property be just that, a beautiful place of nature and culture, NOT of commercial development.

This email to you comes from my love of this island and her people. It would be very sad to see another commercial building on this very special piece of land.

With Aloha,
Vivian

Sent from Mail for Windows 10

AUG 11 2020

(B)

Leslie Takasaki

From: Mimi George <george.mimi@gmail.com>
Sent: Thursday, August 06, 2020 3:12 PM
To: Planning Department
Subject: Testimony regarding Coco Palms aina and future Wailua Cultural Park

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Department,

It is time for the Coco Plantation Hotel grounds to become

- 1) a farm for growing taro and other Native food plants,
- 2) a bird and animal reserve. conservation area, and
- 3) a Hawaiian cultural education and arts center.

The past 29 years of planning department decisions about this property have once again proven to be a waste of time, money, resource, and public trust. Now is the time to dedicate this land to public benefit and public use, primarily by and for residents.

We are desperately in need of sensible land use decisions that meet the challenges of climate change. This culturally rich area should no longer be controlled by private commercial interests.

Kaua'i Community College, National Tropical Botanical Garden, and many Hawaiian cultural and agricultural organizations and families on this island could work together to make a plan and activate it. Please step up and make this land a public educational and cultural resource, now.

Thank you, Marianne George

Anahola

Leslie Takasaki

From: Mary Kerns <kiwikerns@comcast.net>
Sent: Friday, August 07, 2020 6:16 AM
To: Planning Department
Subject: Wailua

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

My husband and I visited Kauai for 16 years spending 6 or more weeks a year in the Kapa'a area near Wailua. We grew to understand and appreciate the history of that part of Kauai. We marveled at stories and evidence of how people flourished, lived and loved this important part of the island. We are not able to be a part of Kauai now because of our age. But we are praying and hoping that the decisions being made about the future of the Wailua area will recognize the historical importance of the area that can be so valuable in preserving the culture and providing a place where all people can appreciate, learn and enjoy what used to exist. The development of a place of Hawaiian culture is the most appropriate use for this land.

Thank you for allowing our thoughts as you moved forward with your decisions.

Mary and Jerry Kerns
Tigard, OR 97224

COUNTY COUNCIL

Arryl Kaneshiro, Chair
Ross Kagawa, Vice Chair
Arthur Brun
Mason K. Chock
Felicia Cowden
Luke A. Evslin
KipuKai Kualii



OFFICE OF THE COUNTY CLERK

Jade K. Fountain-Tanigawa, County Clerk
Scott K. Sato, Deputy County Clerk

Telephone: (808) 241-4188
Facsimile: (808) 241-6349
E-mail: cokcouncil@kauai.gov

Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

August 7, 2020

**TESTIMONY OF FELICIA COWDEN
COUNCILMEMBER, KAUAI COUNTY COUNCIL
ON**

**G.1.A., STATUS REPORT REGARDING CLASS IV ZONING PERMIT Z-IV-2015-8,
PROJECT DEVELOPMENT USE PERMIT PDU-2015-7, VARIANCE PERMIT
V-2015-1, AND SPECIAL MANAGEMENT AREA USE PERMIT SMA(U)-2015-6,
MAX MAP KEYS: (4) 4-1-003:004 (POR.), 005, 007, 011, AND 017 AND
(4) 4-1-005:014 AND 017 = COCO PALMS HUI, LLC
Planning Commission of the County of Kaua'i
Tuesday, August 11, 2020
9:00 a.m.
Meeting Available Via Microsoft Teams**

Dear Chair Nogami-Streufert and Members of the Planning Commission:

Mahalo for your dedicated work regarding this longstanding matter. This is to express my recommendation that the resort entitlement regarding this property be extinguished and a request sent to the Board of Land and Natural Resources to decouple the fourteen (14) back acres to be set aside for a future community wilderness or cultural park. Those prime, historically significant lands should not be attached to the problematic private pieces to help move a distressed asset.

The basement garage of the remaining buildings is filled with water. The cultural and archaeological pieces on all of the affiliated properties are profound. The roadway is a congestion site and far more deeply burdened than when the hotel was functioning. For a couple of decades, there has been community contention over this site, with a significant request for this to be a cultural park. The property needs to be shifted toward a future removal of the buildings on the private lands.

My testimony is submitted in my individual capacity as a member of the Kaua'i County Council. Thank you for your consideration of this request. Should you have any questions, please feel free to contact me at 241-4188.

Sincerely,

FELICIA COWDEN
Councilmember, Kaua'i County Council

JA:ks

Leslie Takasaki

From: kate mink <coralreefk8@gmail.com>
Sent: Friday, August 07, 2020 9:27 PM
To: Planning Department
Subject: Wailua - old Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I stand with the people calling for a return of the old Coco Palms property to the community.

Private developers have failed, over and over, to do anything productive with it.

Local non-profits could build a center for education, culture, and conservation, a community farm, affordable, sustainable housing - all things we need, that wouldn't generate huge amounts of traffic and waste.

I'd be OK with selling off some of the land as lots to finance this work.

mahalo for listening
Kate Mink

Leslie Takasaki

From: Noreen Dougherty <montessorihale@gmail.com>
Sent: Saturday, August 08, 2020 10:38 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.


Planning Commission,

I have been an educator on Kauai for over 40 years and I am glad that Coco Palms has been foreclosed.

The community could benefit from the property having educational, cultural, historical, and agricultural programs, offices, and businesses.

A Historical museum could be included. I hope we do not lose the opportunity to utilize that unique property.

Mahalo,
Noreen Dougherty
Kapaa

AUG 11 2020 

Leslie Takasaki

From: Gabriela Taylor <gabrielataylor40@gmail.com>
Sent: Saturday, August 08, 2020 12:33 PM
To: Planning Department
Subject: Coco Palms Transition

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Planning Department,

I support turning the Coco Palms wreckage into a Hawaiian Cultural Center, run by Native Hawaiians. The property is not suited for a tourist resort. That is one of the most congested traffic areas on the island and not sustainable for a large input of tourists. We need fewer tourists, not more.

Rather, the site could be used for Hawaiian people to share their culture, music, arts and crafts. It is time to transition the land into the hands of the community and to honor the Hawaiians by sharing their beautiful culture that is the bed rock of Kauai.

Mahalo nui loa,

Gabriela Taylor
47 yr. Kauai resident

Leslie Takasaki

From: Joan Levy <joan@joanlevy.com>
Sent: Saturday, August 08, 2020 1:10 PM
To: Planning Department
Subject: Hearing testimony for 8/11th on restoring Wailua Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Department,

I moved here 5 months before Iniki and I live in the Wailua Houselots, I and everyone else have been passing by the unsightly ruins of the old Coco Palms Hotel for all these years. It is really a terrible blight visually. But it is also a degradation of the land, culture and history of the Hawaiian Heritage.

This has gone on long enough. One owner after another promises this or that but does nothing but ask for even more extensions - to continue to do nothing.

This group of concerned and caring Kauai citizens have stepped up to do something about this long standing problem.

I urge you to listen well and rise up with them to protect this historic land site and help to create something that is beautiful, culturally significant, and beneficial for Kauai.

Thank you!

Joan Levy, Kapaa resident

Leslie Takasaki

From: Barbara Essman <barbaraessmandoula@gmail.com>
Sent: Saturday, August 08, 2020 1:15 PM
To: Planning Department
Subject: Restore Wailua

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am writing to you to add my voice to the many who know that the right thing to do for Manokalanipo is to restore the sacred land of Wailua, specifically the former Coco Palms Hotel property to the hands of the community. In these hands the land will become a cultural, educational, museum and park to honor the sacredness of the land, the Hawaiian people and the Hawaiian culture.

Mahalo for your consideration of this most important request

Aloha

Barbara Essman

Owner and director of The Sacred Birthing School

barbaraessmandoula@gmail.com

808-286-3602

Leslie Takasaki

From: L Osterer <losterer@hotmail.com>
Sent: Saturday, August 08, 2020 2:02 PM
To: Planning Department
Subject: Testimony for August 11, 2020 Coco Palms Hotel property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

We're all in this together. We do not need more hotels. It has been 28 years since Hurricane Iniki demolished Coco Palms and 28 years of failed promises by developers. Isn't it clear that this area belongs to Hawaiian traditions and should serve to preserve the culture. For many reasons, including insufficient infrastructure in the area, specifically to handle more traffic, more septic, and more ocean pollution, a hotel or further commercial development of any kind, is just not appropriate at this location. However, this property has been requested for local groups to provide environmental education and reconnection to the aina. It is time for this property to be transitioned into the hands of our community. This property can provide a place for recreation, public food gardens, education, and cultural gatherings, whether developed as a park or cultural center.

Let us honor this aina appropriately and respectfully as the sacred and special place that it is.

Thank you, L. Osterer, Kauai resident and registered voter.

Leslie Takasaki

From: Holly Lazo <Holly@KauaiIslandVacations.com>
Sent: Saturday, August 08, 2020 2:41 PM
To: Planning Department
Subject: TESTIMONY: Hawaiian Cultural Center to replace the Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha All,

It's time for the old Coco Palms and surrounding land to be transformed into a Hawaiian Cultural Center hub. There is so much rich history to share. Where people can learn the Hawaiian language, hula, how to grow organic food, how to build canoe, paddles, Koa furniture, musical instruments. A place to play; Makahiki games, And a place to have a picnic and connect to the 'aina, learning about the Ali'i who lived there and about the Hawaiian culture and all of the beauty and realities. We could have traditional gathering spaces like the sanctuary on the Big Island.

Perhaps KCC can use the location as a place for their Hawaiian studies/language courses.

The Coco Palms struck a chord in its heyday of presenting a Hawaii that mainlanders loved but was not based in its full rich culture. It's time to really share Hawaii's golden era.

We don't need another hotel, particularly in that location. The water is rising and that road is so narrow. We do not need a hotel that will bring additional heavy traffic right to the one place that does not need additional traffic.

I think the land has been telling us since the hotel was destroyed in Iniki that we need to do something beautiful and bold and healing to the island and her people. This has been such a rough year, if you made the choice to make a Hawaiian cultural center in that location, you will have put such a positive spin on very dark times. What a grand thing and it would always be remembered as a great choice for leadership to make.

Mahalo Nui!

Hollis Lazo



Leslie Takasaki

From: Dominique Aiu Taber <leimana.aiuboi@gmail.com>
Sent: Saturday, August 08, 2020 3:04 PM
To: Planning Department
Subject: RE: Agenda Item G-1-a Status report on recent foreclosure of the 'Coco Palms' property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha mai e ke Aupuni o Kaua'i,

I am writing regarding the 'Coco Palms' property in Wailua and its potential to escape the constraints of our tourism focused economy. Considering the history of this property, not only as a hotel but as a sacred place for Kanaka 'Ōiwi, I urge the planning committee to correspond with the Kanaka community and allow our ideas to guide the future of Kaua'i toward a more self sufficient, environmentally friendly, local community oriented era.

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for 'aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua'i, Wailua, Hawaiian history, cultural practices, and so much more.

I believe that with the support of the government, the community can continue work to improve our island community for the benefit of our local people and future generations.

Ke akua pū,
Leimana Aiu Taber



Leslie Takasaki

From: judie@aloha.net
Sent: Saturday, August 08, 2020 3:05 PM
To: Planning Department
Subject: Support for Coco Palms being a community cultural center

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am testifying in support of the old coco Palms property becoming a community cultural center. There are many ways this property could be a huge benefit to the community.

Sincerely,

Judie Hoeppner
808 639 0212

Leslie Takasaki

From: K SM <kstmarie99@hotmail.com>
Sent: Saturday, August 08, 2020 4:53 PM
To: Planning Department
Subject: 8/11 council meeting COCO PALMS

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Council Members,

Please make the right move for our beautiful island and community.

Please make Wailua's Coco Palms

a thriving example of the golden age of Manokalanipo and a place for cultural and environmental education and reconnection.

Please renew what matters most here on The Garden Island, for the native Hawaiian people, their culture, and for their heritage for generations to come.

BTW, the tourists will love it too!

Mahalo,
Longtime island resident,

Katrina St. Marie
444one Kale Pl Apt Seven
Lihue, HI 96766-9168

AUG 11 2020

(K)

Leslie Takasaki

From: Eliel Starbright <elielstarbright@gmail.com>
Sent: Saturday, August 08, 2020 6:13 PM
To: Planning Department
Subject: I support the Wailua 'former Coco Palms Hotel' property for a cultural and environmental restoration, and it's return to the community.

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I support Wailua 'former Coco Palms Hotel' property to be returned to the native Hawaiian and local community. For many reasons, a hotel, or further commercial development of any kind, is just not appropriate at this location. However, this property could be a thriving example of the golden age of Manokalanipo and a place for cultural and environmental education and reconnection.

Leslie Takasaki

From: KAMALIA VONLIXFELD <kauaipearl7@icloud.com>
Sent: Saturday, August 08, 2020 8:26 PM
To: Planning Department
Subject: Wailua hotel restoration

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear planning dept,,,,,

You work so hard and diligently to get it right ...and we applaud you! Now is the time to designate this wailua area for the people...all of us ...All life's matter...but we the people of Hawaii finally honor our indigenous Hawaiian people to a stunning degree of appropriateness. Please make your power move and restore this sacred area to the people of Kauai! Let it be a botanical park like no other! Our tourist industry would soar when we are back on board w o this virus threat! I am sending you my heart felt wishes as a resident of Kauai for 30 years. I would volunteer time and so would many others.

Thank you and may God bless you!

Kamalia von Lixfeld
4420 Kahili makai St
Kilauea Hi. 96754

Sent from my iPhone

Leslie Takasaki

From: Will Davis <willdavis108@gmail.com>
Sent: Sunday, August 09, 2020 6:07 AM
To: Planning Department
Subject: re: turn Wailua 'former Coco Palms Hotel' property back to a sacred native Hawaiian sight

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear friends,

I support the Wailua 'former Coco Palms Hotel' property being returned to the native Hawaiian and local community. It can transition into a site that honors this sacred place and provides education and cultural enrichment for our people.

Sincerely,

Will M. Davis
4215 Hoala St., Apt. 101
Lihue, HI 96766
808-265-1854
willdavis108@gmail.com

AUG 11 2020

②

Leslie Takasaki

From: Linda Pizzitola <linda@kauaidesign.com>
Sent: Sunday, August 09, 2020 8:53 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

FRIENDS OF
Coco Palms
HISTORY • CULTURE • STEWARDSHIP

Dear Planning Commisioners,

I was part of the community group, the Friends of Coco Palms formed in 2007 to acquire the derelict Coco Palms property for public benefit: a park, a cultural center, a museum, an educational center or a multi-use facility with some revenue sources built in to maintain it. The Kaua'i Public Land Trust (now the Hawaiian Islands Land Trust) was actively involved in contracting with a consulting firm to lead the community in a planning process.

As you know, funding was granted from the state legislature in 2009 (\$234,000) and again in 2013 (\$276,000) to put the plan in motion. But the monies were never received due to the recession and the property going into escrow.

Flash forward to 2020. Nothing but some demolition.

I don't have to tell you about the bottleneck in traffic there, or the erosion at Wailua Beach or the eyesore Coco Palms presents to our visitors and residents. Enough with the hotels and resorts. The current pause in tourism is allowing coral to grow back on the Eastside and traffic issues to all but disappear. If we truly love the 'āina and care about our local population, as we proclaim, we can't go back to the level of tourism we've had in the past. One thing is for sure. We do not need more hotels or traffic on the Eastside, especially at that particular intersection, Kuhio Hwy and Kuamo'o Rd.

Please help, don't hinder, the transition of this land into a thriving cultural, environmentally sound gathering place for all to enjoy. Do the pono thing. Thank you for hearing me out.

Linda Pizzitola

Leslie Takasaki

From: underwater2web <underwater2web@gmail.com>
Sent: Sunday, August 09, 2020 9:10 AM
To: Planning Department
Cc: Felicia Cowden; Danny Hashimoto; jessica else; Kauai Editor; Ylitalo-Ward, Heather A; Reef Guardians Hawaii; Kamealoha Smith; Representative Tulsi Gabbard
Subject: Coco Palms Endangered Species and possible ESA Violations

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

As a professional biologist and endangered species management specialist I have studied the endangered bird populations on the Coco Palms property for over ten years.

Due to rising sea levels the low lying property is returning back to a wetland habitat and is now home to the Koloa Duck and Moorhen of which are protected under the US Endangered Species Act (ESA).

Any hotel development on the property would be in violation of the "harm" and "harass" clause of the ESA. Any proposed hotel development would require that a full Habitat Conservation Plan (HCP) be done and an Incidental Take Permit be issued before ANY ground work could take place. The HCP would take from two to five years and be very costly. It is more than likely after this environmental study was complete that the project would NOT be permitted, due to the present nesting of the endangered birds on the property.

Converting the property to a Hawaiian cultural center and growing taro would not interfere with the activities of the endangered birds if done correctly. The project could actually increase the habitat of the endangered birds as taro fields have been proven to protect the habitat. Farming taro is excluded from the control of the ESA under the Safe Harbors Act.

I personally 100% support a project where the property was given back to the community and used for sustainable farming and education. This would be a huge gift to Kauai and also be sustainable as sea levels continue to rise. If the project is done correctly it would also help the coral reef in Wailua Bay to heal as the reef needs a functioning wetland to survive, and not a parking lot and a hotel.

I would be more than happy to share with the community my knowledge about the endangered birds that call the Coco Palms "home" and also the scientific data about the sea level rise and returning of a wetland to the property.

Aloha,
Terry

Terry Lilley
Marine Biologist

Leslie Takasaki

From: Kamealoha Smith <khs96703@gmail.com>
Sent: Sunday, August 09, 2020 9:23 AM
To: underwater2web
Cc: Planning Department; Felicia Cowden; Danny Hashimoto; jessica else; Kauai Editor; Ylitalo-Ward, Heather A; Reef Guardians Hawaii; Representative Tulsi Gabbard; Sherri Cummings
Subject: Re: Coco Palms Endangered Species and possible ESA Violations

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Mahalo Terry! It is time to have a discussion about the future use of the area. I too, am personally tired of being dragged into conversations where people have "great ideas", but those ideas only benefit a very small number of people. Now is not the time to argue, put others down, or make secret deals. It is time to bring people together, lift each other up, and raise the level of discourse around making things and people PONO.

Kamealoha

On Sun, Aug 9, 2020 at 9:10 AM underwater2web <underwater2web@gmail.com> wrote:

Aloha,

As a professional biologist and endangered species management specialist I have studied the endangered bird populations on the Coco Palms property for over ten years.

Due to rising sea levels the low lying property is returning back to a wetland habitat and is now home to the Koloa Duck and Moorhen of which are protected under the US Endangered Species Act (ESA).

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I would be more than happy to share with the community my knowledge about the endangered birds that call the Coco Palms "home" and also the scientific data about the sea level rise and returning of a wetland to the property.

AUG 11 2020

Aloha,
Terry

Terry Lilley
Marine Biologist
Hanalei, Kauai
<http://underwater2web.com>
<https://www.gofundme.com/5urrm4zw>
All Photographs © 2016 Terry Lilly

Leslie Takasaki

From: Toni Liljengren <toniskin@hotmail.com>
Sent: Sunday, August 09, 2020 11:25 AM
To: Planning Department
Subject: CoCo Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.


Dear planning department,

thank you so much for listening to the needs of the local people regarding their ancestral land that was owned by the royal Hawaiians

As we all stood in protest against the big hotels coming in here to build another hotel on this island where we do not even have the infrastructure to hold that many more people are roads have been overcrowded with traffic so bad I can't even get to the store we don't need another hotel I support you in making this a community land,

Thank you

Toni Liljengren 808-647-0575


AUG 11 2020

Leslie Takasaki

From: Joanne Hanna <Joanne@KauaiIslandVacations.com>
Sent: Sunday, August 09, 2020 11:33 AM
To: Planning Department
Subject: TESTIMONY: Hawaiian Cultural Center to replace the Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am reaching out regarding the old Coco Palms property and the opportunity for it to be turned into a Hawaiian Cultural Center.


With the future of travel uncertain, what a wonderful choice this would be for those of us on island to go and learn the history of Hawaii, the language, hula and music, amongst other cultural activities and subjects.

When the travel does resume, what a beautiful way to teach those visiting the island to learn about the rich history of Hawaii, its traditions and culture, in such a sacred location.

As a resident of the Wailua Homesteads, another hotel is not needed, specifically in that location. This area is already a heavily congested traffic area and a hotel will only increase the congestion.

This is an opportunity to make a decision, during a troubling time we are going through right now, to bring some hope and light, to the future of the island and those that reside here.

Mahalo,
Joanne Hanna


AUG 11 2020

Leslie Takasaki

From: Don Lazo <Don@KauaiIslandVacations.com>
Sent: Sunday, August 09, 2020 11:36 AM
To: Planning Department
Subject: The Future of Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha All,

I just wanted to take a moment to express my feelings about Coco Palms.

It's time for the old Coco Palms and surrounding land to be transformed into a Hawaiian Cultural Center hub. There is so much rich history to share. Where people can learn the Hawaiian language, hula, how to grow organic food, how to build canoe, paddles, Koa furniture, musical instruments. A place to play; Makahiki games, And a place to have a picnic and connect to the 'aina, learning about the Ali'i who lived there and about the Hawaiian culture and all of the beauty and realities. We could have traditional gathering spaces like the sanctuary on the Big Island.

Perhaps KCC can use the location as a place for their Hawaiian studies/language courses.

The Coco Palms struck a chord in its heyday of presenting a Hawaii that mainlanders loved but was not based in its full rich culture. It's time to really share Hawaii's golden era.

We don't need another hotel, particularly in that location. The water is rising and that road is so narrow. We do not need a hotel that will bring additional heavy traffic right to the one place that does not need additional traffic.

I think the land has been telling us since the hotel was destroyed in Iniki that we need to do something beautiful and bold and healing to the island and her people. This has been such a rough year, if you made the choice to make a Hawaiian cultural center in that location, you will have put such a positive spin on very dark times. What a grand thing and it would always be remembered as a great choice for leadership to make. Mahalo Nui!

Don Lazo

Don Lazo
Kauai Island Vacations Inc.
www.KauaiIslandVacations.com
808 826-1111

Leslie Takasaki

From: Lucinda Robertson <lucygrey108@gmail.com>
Sent: Sunday, August 09, 2020 1:10 PM
To: Planning Department
Subject: Wailua Restoration

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To: The Kauai Planning Department

Dear Planning Commission Members,

My husband and I would like to add our voices to the Aug. 11, 2020 debate/hearing regarding the old Coco Palms Resort site. We are in favor of demolishing the existing structures. Every time we drive past the site we get a sad feeling. Our island is so precious and this old hotel is such a blight, an eyesore and dangerous.

We are open to how the land can be used in the future but it seems at the very least it should be made into a park with restrooms and places to gather outside in the fresh air. Perhaps it can be a Hawaiian cultural learning center to benefit both local residents and future guests.

We understand this would take considerable funds to accomplish this. The county may not have these funds available. Perhaps there can be a private fundraiser to help with this project. It is a worthy project as all of us who live

here are negatively impacted by this property every time we pass it. It could be just the opposite.

Thank you for your time and consideration. Aloha.

Lucinda and Bill Robertson

5385 Kapaka Street

Princeville, HI 96722

Kauai residents since 2004

Leslie Takasaki

From: Helene Larsen <helenemarylarsen@gmail.com>
Sent: Sunday, August 09, 2020 2:14 PM
To: Planning Department
Subject: Wailua Coco Palms site


CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it may concern,

I live in Kapaa and drive or walk by the Coco Palms site multiple times per week. Aside from it being an eyesore in its current state, it is concerning to think of the potentially unsafe conditions that exist there and frustrating when the lost potential of the area is considered. I would very much like to see it turned into a space that recognizes the historical significance of the location and where people can learn in an open environment. Other options that I think would serve the community are to include athletic/play spaces or a community garden. I would be happy to volunteer if that can be done. Thank you for your efforts in helping to improve this area.

Sincerely,

Helene Larsen
5192 Wili Rd


AUG 11 2020

Leslie Takasaki

From: Loea Keana'aina <loea@kawaikini.com>
Sent: Sunday, August 09, 2020 3:35 PM
To: Planning Department
Subject: Sacred Land of Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

9 August 2020

SUBJECT

COUNTY OF KAUAI PLANNING COMMISSION TELECONFERENCE AGENDA
Tuesday, August 11, 2020

Dear County of Kaua'i Planning Commission Members,

Aloha! I appreciate the opportunity to give testimony on behalf of myself and my 'Ohana.

I am Hawaiian, and the sacred land known as "Coco Palms" needs to be returned for use of and by the Kanaka Maoli and general public.

The continued desecration for the sacred land known as "Coco Palms" should not be used for a hotel, timeshares, or resort.

Mahalo for making the correct decision regarding the venerated land know as "Coco Palms". Wailua Nui Aho'ano holds spiritual essence in all of Hawai'i Nei.

Sincerely,

Lo L. Keana'aina and 'Ohana.

Leslie Takasaki

From: Anita Cook <carpe_diem_now@yahoo.com>
Sent: Sunday, August 09, 2020 3:52 PM
To: Planning Department
Subject: coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To the County Council/Planning Dept

Please do the right thing and restore the Coco Palms site to the community of Kauai.

We do not need, nor can we handle another resort/hotel in that space. It just does not make any sense to

squeeze a hotel in right next to the highway which will also add a not insignificant amount of cars to that intersection.

This has gone on for too long with an undesirable goal that moves further away each time.

We need to start discussing the best use of that space for our community.

with respect
anita cook

Om Shanti
May all beings be happy!

Leslie Takasaki

From: Anita Cook <carpe_diem_now@yahoo.com>
Sent: Sunday, August 09, 2020 3:54 PM
To: Planning Department
Subject: Coco Palms site

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Planning Department

Enough is enough. It has been 28 years since Hurricane Iniki demolished Coco Palms and 28 years of failed promises by developers that a hotel would be restored. For many reasons, a hotel, or further commercial development of any kind, is just not appropriate at this location. However, this property could be a thriving example of the golden age of Manokalanipo and a place for cultural and environmental education and reconnection.

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for `aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua`i, Wailua, Hawaiian history, cultural practices, and so much more.

There are many opportunities for this property to serve our community, to be honored appropriately and respectfully as the sacred and special place that it is. As the community works together to develop a vision, let's agree now that the time has come to transition this land into the hands of the community for `aina and cultural restoration.

thank you

Thomas Cook

Ⓚ
AUG 11 2020

Leslie Takasaki

From: Marj Dente <mdente@hawaii.rr.com>
Sent: Sunday, August 09, 2020 4:03 PM
To: Planning Department
Cc: Mason Chock; Luke Evslin; Felicia Cowden; Kipukai Kualii
Subject: Support for Coco Palms to be a Cultural Center, NO hotel

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To: Members of the Kauai PLANNING COMMISSION and PLANNING DEPARTMENT
From: Marj Dente
Date: August 9, 2020

ALOHA....As a 30 year full time resident property owner of Kauai, I am asking your Commission to take whatever necessary steps to eliminate any hotel plans for the Coco Palms property as soon as possible. That entire area should most definitely be developed into a Cultural Center for all residents and visitors to enjoy and learn the lengthy and correct history of that sacred and important place on Kauai.... for many, many years into the future.

So much on Kauai has been desecrated by tourism over the years and having this total eye sore being allowed to persist is a complete malfeasance of office, in my opinion, by the Planning Department, Commission, Council and various Mayors.

I can fondly remember being at performances by Ledward and Nedward Ka'apana when they performed in the lounge at the Hotel 30 years ago, and I am sure similar small music events can occur as a major daily event at a Cultural Center. Parking for any events or general admission could surely be arranged with whom ever controls the large sections of property south of the Wailua River with transit bus service onto the grounds.

Guided tours to the petrography at the river's edge and the two Heiau, both makal and mauka of the highway could surely originate from the Center. And I see no reason why a small cafe and a gift shop could not be included in the plan, providing jobs for many local residents.

I would appreciate your consideration of my concerns and possible solutions.

Sincerely, Marj Dente
6335 Waipouli Rd., Unit B, Kapaa, 96746
823-8162

Leslie Takasaki

From: PAMELA BURRELL <pamelaburrell@mac.com>
Sent: Sunday, August 09, 2020 4:29 PM
To: Planning Department
Subject: Fwd: Status of Coco Palms Hotel Property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Begin forwarded message:

From: PAMELA BURRELL <pamelaburrell@mac.com>
Date: August 9, 2020 at 4:19:42 PM HST
To: planningdeparment@kauai.gov
Subject: Status of Coco Palms Hotel Property

Aloha planning department,

You have a wonderful opportunity to place this beautiful piece of land in the loving hands of our community . Not in the hands of developers. (we don't need more development!)

Give local people a place in the history of our island .. a beautiful gathering place.. not a drive by trash site.

I apologize for sending this on my phone, but Coco Palms was grand when it was the only resort(with the exception of the Hanalei Plantation) But now it is not an appropriate place to create more density for tourists.

This is a great opportunity for Kaua'i s people.

Mahalo,

Pamela Burrell, Kalihiwai

Leslie Takasaki

From: Bonnie Bee <recallbherenow@hotmail.com>
Sent: Sunday, August 09, 2020 4:31 PM
To: Planning Department
Subject: AGENDA Tuesday, 11 August 2020 TELECONFERENCE

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

9 August 2020

County of Kaua'i – Planning Commission
County of Kaua'i Planning Department
4444 Rice Street – Suite A 473
Līhu'e, Kaua'i 96766

RE ***AGENDA Tuesday, August 11, 2020***
 TELECONFERENCE
 "Coco Palms"

Dear Planning Commission:

- Glenda Nogami-Streufert, Chair
- Donna Apisa, Vice Chair
- Roy Ho, Subdivision Committee Chair
- Melvin Chiba
- Helen Cox
- Francis DeGracia
- Lori Otsuka

Aloha! It's with appreciation, to give testimony on pono, correct decision on the `aina known as "Coco Palms"

Please make the pololei (correct) determination on the honored `aina, Wailua Nui Aho`ano (Coco Palms).

This `aina has been mismanaged for decades and ought *finally*, after decades to be used for the betterment of Hawaiian, (Kanaka Maoli), and the general public. Positivity, during Covid-19 Pandemic times, please; with Your decision-making, during 'this' Administration:
for true, future goodness for/and of Native Hawaiian, Kanaka Maoli, Our Youth, Kupuna, and all of Kaua'i.

Our collective people of Kaua'i need "Coco Palms" for a myriad number of uses for Our Youth.

Enough mishandling – Kaua'i does not need another resort, hotel or any more 'Time Shares'.

Please do a good thing for the people of Kaua'i - - - - There's been more than ample approvals for multi-national corporations in development of 'Time Shares', hotels and resorts - - - - on Kaua'i.

It's timely, especially in 'this' time of Covid-19 to create a place, for the host people of Hawai'i: Kanaka



And for 'Our Youth of Kaua'i', Kupuna, and the people of Kaua'i. PLEASE Commissioner's, do what is pono.

The sacredness of this 'aina is beyond words, please let that sacred place be a place of healing and joy:
Kaua'i needs it FOR Kaua'i.

Mahalo Loa, once again for the opportunity to offer comment.

Sincerely With ALOHA,

Bonnie P. Bator and 'Ohana

Leslie Takasaki

From: Haunani Rossi <haunani@aloha.net>
Sent: Sunday, August 09, 2020 4:56 PM
To: Planning Department
Subject: Testimony Against Coco Palms Hui LLC/Developers

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Oppose granting any more permits to developers regarding the Coco Palms:

Aloha Kauai Planning Commission,

Presently you hold the fate of Coco Palms in your hands today. You all know the historical significance of Wailua and the many sacred Hawaiian sites within and around the Coco Palms.

In 1992, Hurricane Iniki destroyed the Coco Palms Hotel, and for 28 years, many developers have tried to rebuild, yet this sacred site has resisted proposed changes that would have made it into something undesirable for our island. I humbly ask as a kupuna and resident of the area, and in memory of our Ali'i who resided on this sacred land that the Kauai Planning Commission bestow the gift of Coco Palms into the hands of a community partnership, and not developers.

Our island residents would welcome and support its use as a cultural center/park for all to enjoy. This special place calls out for protection and preservation.

Sincerely,
Haunani Rossi
Wailua Houselots



Leslie Takasaki

From: Richard Spacer <rspacer@yahoo.com>
Sent: Sunday, August 09, 2020 5:48 PM
To: Planning Department
Subject: Coco Palms Agenda Item

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Commissioners:

Please do not allow any further consideration of Coco Palms as a hotel or resort. The eyesore should be razed and the property reset as a cultural center. I agree with those who want this new direction. Mahalo.

Regards,

Richard Spacer

Sent from Yahoo Mail on Android

AUG 11 2020

(X)

Leslie Takasaki

From: Sylvia Partridge <sylpartridge@yahoo.com>
Sent: Sunday, August 09, 2020 6:30 PM
To: Planning Department
Subject: Ending commercial devopment at the Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Department,

Commercial hotel development has tried everything and failed for 28 years. It's time to give this property to the Kauai community so that the property will be a cultural asset that adds value to citizens on the island rather than adds more tourists and more tourist jobs and more tourist rental cars that will destroy the economy when tourists stop coming, as they are doing now.

Please designate this as a park or recreational center or cultural site or agricultural site.

We need diversity on this island. Something that doesn't destroy the island economy when tourists stop coming, which is happening now obviously.

Thank you,

Sylvia Partridge
3800 Kamehameha Rd., # 22
Princeville, HI 96722

Sent from Yahoo Mail for iPhone

Leslie Takasaki

From: J@HH <Judah@hokuhouse.com>
Sent: Sunday, August 09, 2020 7:28 PM
To: Planning Department
Subject: Re; Commercial development of Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha County of Kauai,

Please give up on all these failed attempts by inept private developers to exploit the ghost of long-dead Elvis to get rich with an unnecessary resort that will further snarl Kapaa traffic and overall harm the island.

Instead, support the current community initiative to turn this traditional sacred site into a park and Hawaiian cultural center.

Perhaps all attempts at Coco Palms redevelopment have failed because the aina itself does not want this travesty.

Mahalo for considering my testimony,

Judah Freed
HokuHouse.com
808-639-7277

Leslie Takasaki

From: Forest Shomer <ziraat@olympus.net>
Sent: Sunday, August 09, 2020 7:51 PM
To: Planning Department
Subject: Coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Commissioners:

I am resubmitting a letter sent to the Commission on January 22, 2015, inasmuch as the make-up of the Commission has changed after these five years.

I call upon the County to begin the improvement process by re-routing Kuhio Highway mauka the Coco Palms. There needs to be a new 4-lane bypass extension from the south end of the current bypass, to behind instead of in front of Coco Palms, and south via a new crossing of the Wailua, reconnecting to 3-lane Kuhio south of the Wailua.

The property should be reunited with the shoreline and path, rather than severed by heavy traffic. The road needs to curve behind Coco Palms, create a walking district around Wailua's business district and widened by one lane to help dissolve the congestion that occurs at that choke point.

The benefits of such a improvement include:

- increased highway capacity at its main choke point
- removal of the existing lanes south of the Shell station, to reconnect Coco Palms with the beach and to quiet the shoreline from the steady traffic roar
- an opportunity to replace or upgrade the existing sewage facility
- improved access to the Wailua house lots area
- resolution of the traffic congestion where the existing bypass traffic has to merge into the single southbound lane of Kuhio
- a river crossing less susceptible to tsunami damage--which has the potential to sever traffic between the North and East shores!

Lastly: the chance to create a truly vibrant Historic Park district at the mouth of the Wailua River, an honoring of the sacredness of the location.

Please look for ways to get started on highway upgrades now, before rather than after any large development.
Sincerely,

Forest Shomer

Leslie Takasaki

From: Mary Rich <maryonkauai@yahoo.com>
Sent: Sunday, August 09, 2020 7:52 PM
To: Planning Department
Subject: COCO PALMS HOTEL

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I am writing to respectfully request that Coco Palms Hotel with all property be made into a park. A park that serves the Kaua'i community first and foremost. A place where local families can go. I also ask that nothing be built of a commercial nature that takes away from a park setting. I am very glad that we have made it this far without the land being developed. We were very close at times of forgetting our personal relationship to the aina, or were we! This time, with this opportunity, let's move forward for the people of Kaua'i.

AUG 11 2020

Leslie Takasaki

From: Gadadhara Pandit Das <gadhai@gopaljiu.com>
Sent: Sunday, August 09, 2020 8:00 PM
To: Planning Department
Subject: Coco Palms site becoming 'The Garden of the Moon.'

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha!

My name is Jonathan Reeves. I am co-owner of a restaurant in Wailua, Kaua'i.

I am of the opinion that the Coco Palms site in Wailua needs to become a public park space with the theme of a night garden.

Royal Wailua bay is made famous by it's majestic moon rising up from below the ocean seen best from there at the Wailua river mouth. This is the basis of great poetry and much waxing lyrics composed over the last century and before.

The best way to frame this epic wonderful vista is from within a tropical night garden, made for moonlit strolls, filled with the heady fragrance of night flowering jasmine and the various nocturnal flora such as Magnolia Champaca.

This is all in keeping with the Spirit of Aloha.

This fully embraces the ever unfolding mysteries of Hawaii.

Yours sincerely,
Jonathan Reeves
c/o GOPALJIU DOT COM LLC dba Potions/Kitchen Ayurveda
8086346477

Simple Living, High Thinking.

Leslie Takasaki

From: Howard Rontal <howard_rontal@hotmail.com>
Sent: Sunday, August 09, 2020 8:07 PM
To: Planning Department
Subject: Coco Palms Development Proposal

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To Whom It May Concern,

The proposal to turn the Coco Palms property into a Heritage Site is certainly worth serious discussion, for all the good reasons expressed in the email sent by the Community Coalition of Kauai. On the surface, at least, it's a far better idea that turning the property into another resort. Please give it the consideration it's due.

Thank you,
Howard Rontal
Wailua Homestead

AUG 11 2020

(A)

Leslie Takasaki

From: Robert Zelkovsky <Robert@bamboomoonvideo.com>
Sent: Sunday, August 09, 2020 8:07 PM
To: Planning Department
Subject: Coco Palms Development

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

aloha Commissioners - mahalo for discussing this very important topic and for reading my testimony.

I am a 45 year resident of Kaua'i. I have enjoyed many unforgettable experiences at the Coco Palms such as seeing the original Makaha Sons of Ni'ihau perform with Iz and big brother Skippy, video recording a very early wedding video at the lagoon with Uncle Larry, playing in TB Lyons clay court tennis tournaments (still have the t-shirts), a few Taste of Hawaii's and visiting the zoo. All great memories.

But since I live on the east side I have seen daily the eye sore that has not been maintained, although a few of the developers promised to do so and I have read the Garden Island articles of one by one the various developers some and go, each with a different story. Our economy has gone up and down a few times since 'Iniki and never has it taken the Coco Palms up during periods of high visitor counts.

It is very obvious that that property will never again be a hotel. This sacred land, this wet land is home to many creatures. Global climate change and ocean sea level rise will affect that property in the not so distant future.

I do not know what 'should' be there but I think it must be a community decision, a Hawaiian community decision.

We have seen that deteriorating eye sore long enough. Time for change.

Sincerely,
Dr Robert Zelkovsky
Wailua Homesteads

Leslie Takasaki

From: Dylan Lazo <dylan.lazo@hotmail.com>
Sent: Sunday, August 09, 2020 8:27 PM
To: Planning Department
Subject: Planning for the Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Everyone,

It is the time for the Coco Palms to shift into a cultural center. This island is so rich in history and yet there are so little places to actually learn about it. True, the placement of the Coco Palms was a glorious location for its time however that has all shifted with the larger road passing by it and a rising sea level. The beach is no longer the hot spot it once was but the location is perfect for a center to teach local and organic methods of growing- construction of Hawaiian canoes- Koa furniture- musical instruments- A place to learn about the realities of Hawaiian history- Hawaiian Language and so on.

One thing after another has fallen through with the land- we don't need another hotel there. We need a good investment to this island, it's people and the roots of what made such an incredible culture. We could use a place that brings the community together in such incredibly trying times. It would be a beacon of good things to come.

Mahalo

-Dylan Lazo

Leslie Takasaki

From: Ruta Jordans <rutajordans@gmail.com>
Sent: Sunday, August 09, 2020 8:59 PM
To: Planning Department
Subject: Coco Palms testimony

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Committee,

Please, please acknowledge that this property is no longer appropriate for a resort. It has much going for it, and many ideas being put forth, but a resort there is no longer feasible. It would be a wonderful place to have a cultural center with activities for keiki and kupuna. It is large enough to also have an assisted living facility (for those of us who can't afford Regency Pua Kea but have too much income for a low income facility), and all the other uses that have been suggested. But not a resort!

Wishing you good luck in your deliberations, Ruta Jordans Kapaa

Leslie Takasaki

From: Nina Monasevitch <oceanmana@hawaiiintel.net>
Sent: Sunday, August 09, 2020 9:41 PM
To: Planning Department
Subject: Status of Coco Palms property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kauai Planning Department,

I am writing to voice my strong support to turn the Coco Palms property into a nature preserve for endangered wildlife, a Native cultural learning center, local food production, a historical museum, and a place for environmental watershed regeneration, sacred connections and cultural restoration.

Mahalo for your consideration of this important opportunity.
Malama Pono.

Nina Monasevitch
Lihue, Kauai

AUG 11 2020

(A)

Leslie Takasaki

From: Lauryn Galindo <waterdragonskydancer@gmail.com>
Sent: Sunday, August 09, 2020 9:48 PM
To: Planning Department
Subject: Testimony regarding use of Coco Palms property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it may concern,

Enough is enough. It has been 28 years since Hurricane Iniki demolished Coco Palms and 28 years of failed promises by developers that a hotel would be restored. For many reasons, a hotel, or further commercial development of any kind, is just not appropriate at this location. However, this property could be a thriving example of the golden age of Manokalanipo and a place for cultural and environmental education and reconnection.

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for `aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua`i, Wailua, Hawaiian history, cultural practices, and so much more.

There are many opportunities for this property to serve our community, to be honored appropriately and respectfully as the sacred and special place that it is. As the community works together to develop a vision, let's agree now that the time has come to transition this land into the hands of the community for `aina and cultural restoration.

Sincerely,
Lauryn Galindo
4890 Emmalani Drive
Princeville, HI 96722
Kaua'I resident since 1994 (Hawai'i resident since 1959)

Sent from my iPad

AUG 11 2020



Leslie Takasaki

From: melissa@kauaivoices.org
Sent: Sunday, August 09, 2020 9:56 PM
To: Planning Department
Subject: Coco Palms Site

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha, it's time to stop believing that a developer is going to restore the Coco Palms site to its former glory. That time is past. Who would want to stay at a hotel right on the highway? It doesn't make financial sense. Wailua is the most sacred land on Kauai. It's always been the gateway to the island and is where the ali'i were born. It belongs to the people and should be restored as a cultural center for all to enjoy. Please stop going around in circles with the fantasy that these developers will actually do what they promise. There's just no money in it. If there was, the site would have been already renovated.

This is the perfect time to get the community involved to make Coco Palms a beautiful cultural center!

Sincerely
Melissa Mojo
5624 Hoku Road
Kapaa, HI

Leslie Takasaki

From: Miriam Bouret <mimsy808@icloud.com>
Sent: Sunday, August 09, 2020 10:01 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planners,

Please see the common sense that Coco Palms should become a showcase throughout the entire state of community working with government to create something spectacular.

As a 43 year resident of Kauai, I well remember the glory days of Grace Guslander's famed Coco Palms.

No more hotel. Time for an inspirational transformation of this majestic site.

Thank you for your kind consideration.

Mahalo

Miriam Bouret

Leslie Takasaki

From: Louise Arakaki <louisearakaki@gmail.com>
Sent: Sunday, August 09, 2020 10:27 PM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha all

I would like to add my voice in support of returning the Coco Palms property to the local community in general, and/ or to the Hawaiian community in specific as stewards of this sacred area.

Currently it is a regrettable eyesore, an embarrassment and a public health hazard. It is an insult to the history of the area and a testament only to greed and the short sightedness of those who value money over respect for history.

With almost 30 years of failure to restore the property, it is impossible to pretend that nothing has changed in those 3 decades. Over reliance on tourism has stressed our infrastructure and our very way of life and climate change makes shore line properties much more susceptible to significant damage from storm surges and severe weather events.

The traffic congestion at this intersection is already a problem and could not realistically support traffic generated from an additional hotel. If it needs to be a visitor destination, let it be a park, or a cultural center, some kind of open area that could support a park and ride stop for the bus and local shuttle service. The possibilities are endless

We have the example of the Haena `ohana coming together and creating something extraordinary at Ke'e so we know it is possible to work together creating solutions based on traditional values and cultural practices.

When we respect ourselves, we inspire respect from others. It is long overdue to step out of the colonial mindset that elevates a Western value of consumerism and promotes the squandering of natural resources. The Hawaiian value of malama `āina will serve us far better and for far longer. We should let those that know and practice those values lead us into the future.

The hiatus in tourism has given us an opportunity to recreate ourselves. Let's not waste it.

Sincerely,
Louise Arakaki
Kapahi

Leslie Takasaki

From: Laurie Avilla <459.laurie@gmail.com>
Sent: Sunday, August 09, 2020 11:02 PM
To: Planning Department
Subject: CTA RE WAILUA 'Coco Palms Hotel' Property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha, Kaua'i Planning Commissioners,

I am in support of giving back the property to the community to develop it as a Central Location for a Cultural Center. Where both local families and visitors, can come and learn about the significant history about this area and the island of Kaua'i, and how all the islands are connected from mauka to makai, from Wai'ale'ale to Mauna'kea.

It's been 28 years since Iniki, you all have the opportunity to show that you are there for the community, the future of our people.

Mahalo for your time.

Sincerely,
Laurie Avilla and Ohana

Leslie Takasaki

From: Anne <athurston@irmt.org>
Sent: Sunday, August 09, 2020 11:45 PM
To: Planning Department
Subject: Former Coco Palms Hotel property - support for a cultural facility


CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

This property has immense significance for Kaua'i and there would be enormous value if it could become available for a use that would benefit the people. While it is totally unsuited as a site for a hotel in today's environment, it could become a focus for renewal and pride on the island. Historically, it has been an important gathering point for the island, and it could be again. Rather than be a painful reminder of a devastating hurricane, it could give the community, struggling with Covid-19 and climate change a great boost, an important positive focus.

Please allow the community to develop a vision of how the land could be used.

Thank you,

Anne Thurston


AUG 11 2020

Leslie Takasaki

From: Mary Mulhall <mmulhall@hawaii.rr.com>
Sent: Monday, August 10, 2020 12:05 AM
To: Planning Department
Cc: Mayor; Council Members; Council Testimony
Subject: Please make Coco Palms a cultural park

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha members of the planning commission,

The best idea for Coco Palms property is a cultural park.

Most important would be a true history of Kauai, and the broader history of all the islands.

Many options could be included...

One option :

Similar to Epcot Center in Florida, "live" experiences could be offered, with strong emphasis on Kauai's Hawaiian heritage, and – as suggested by others – honoring past eras, such as the time of Manokalanipo.

Smith's Gardens (right across the river) already has some proven success with this idea, though in a very limited way.

Entrance fees could be charged to visitors, with Kamaaina discounts (or free) to residents.

Kauai Historical Society and Kauai Museum hold many artifacts in storage.

These could be displayed for both visitors and residents.

It would not be too hard to expand the Kauai Museums' kuleana and artifacts to Coco Palms.

As with the wonderful job the Kauai Museum is doing, displays could be informative for all.

Part of the mauka area could be cultivated, to provide food to Kauai's schools and food bank.

School children could use part of the mauka area to learn to cultivate native plants.

The National Tropical Botanical Garden might be willing to lend expertise.

People could be employed to provide instruction on Hawaiian ways.

Cultural events could be hosted on the grounds.

Weddings on the grounds could be an additional source of income.

Another option to be considered:

As part of the efforts to provide affordable housing, Hawaiian kupuna and cultural practitioners could live on the grounds.

In exchange for affordable rents they could provide instruction in Hawaiian traditions.

Pre-school or daycare centers with a Hawaiian emphasis could be provided, possibly with some kupuna offering instruction to the children.

Thank you for your work, and please consider designating Coco Palms as a cultural park.

Mahalo,

Mary Mulhall

Leslie Takasaki

From: COOPER the AD <cooperthead@gmail.com>
Sent: Monday, August 10, 2020 12:12 AM
To: Planning Department
Subject: 8/11/20 Testimony: Item G1. Coco Palms
Attachments: Coco Palms Article. Architect Concerns - Civil Beat 06-08-20.pdf

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Commissioners;

I am writing about Item G1 on today's 8/11/20 Agenda; the Status Report for the Coco Palms hotel redevelopment project.

I first visited the Coco Palms in 1966 with my mother, on my first visit to Kaua'i. Her excitement to be there was infectious to her children. I could sense the magic of the wondrous place.

After the tragedy of hurricane Iniki, I supported rebuilding the hotel. And I, like many people on Kaua'i have been frustrated by the lack of performance by, and what now appears to be multiple manipulations by the succession of, developers who have tried to bring the legendary place back. Of course, ALL HAVE FAILED.

Now, with the rotting shells of buildings confronting all of us who drive by daily, our 'best wishes' have become anger at feeling not only manipulated, but insulted by the lack of any recognition for the pain of seeing what was the home of the Queen become such a disgrace.

I therefore beg you to **DO ALL YOU CAN TO PREVENT ANY FURTHER MOVES TO 'DEVELOP' THAT PROPERTY TO A HOTEL OR ANY COMMERCIAL VENTURE! PLEASE!!**

ENOUGH IS ENOUGH!

The developers have had 28 years to re-create a hotel. They have repeatedly made promises they don't keep. They have made our county officials look like fools! PLEASE do not be suckered into their game any longer!

And, of course. The current owners have been trying to offload the hotel. It's been advertised FOR SALE on the real estate site Colliers.com for a long time now.
(<https://www2.colliers.com/en/Properties/coco-palms-resort-350-room-hotel-redevelopment-opportunity-with-beachfront-access/USA-4-241-kuhio-highway-kapaa-hawaii-96746/USA1057336>).

What's more, according to the developers of record / Coco Palms Hui's own architect, Ron Agor, quoted in a June 2020 Civil Beat article (attached), the support structure for the buildings have only "4 to 6 months" of life left before they will be damaged "irreversibly". Add to that the current economic climate, plus the rethinking of tourism on Kaua'i (which envisions fewer visitors, but more quality tourism, where another hotel is not smart or viable) and reality dictates that the **Coco Palms is not coming back. Ever.**

Instead, as has long been the wishes of many on Kaua'i, please allow the people an opportunity to create a vision for that property, and to develop a partnership(s) to fund its purchase.

The idea of a Hawaiian Cultural Center for that site has been talked about for well over a decade. Friends of Coco Palms were working on that as far back as 2007. The broader idea of studying the creation of a 'gathering place' on the Coco Palms site (plus the abandoned rice and kalo fields mauka of there, etc.), as part of the Wailua ahupua'a, was acknowledged as worth exploring when the Hawai'i State Legislature, about 10 years ago, granted a quarter million dollars for such a study.

In talking to people from many 'stripes' about this, politicians, past Mayors, Hawaiian cultural practitioners, visitors, lifelong residents, and even one especially high profile, respected former Coco Palms manager, ALL HAVE AGREED THAT "THE TIME FOR A HOTEL HAS COME AND GONE" (to quote the as yet named former manager who best expressed the sentiments of all).

We, the public, have not had the opportunity to read the Status Report that is being submitted and discussed today. We are, therefore, at a disadvantage to speak to the points they make, trying to put themselves in the most positive light. **Response to the document is then up to you**, on August 11th. And you know better than to let this travesty continue.

We who pay taxes here expect Commissioners to look out for the public's interests. Those interests are no longer served by the continuation of the permits or in any way facilitating the rebuilding of a legendary hotel from a bygone era. Sadly we must let go of the past. Elvis has left the building and he's not coming back.

Fortunately, the people are excited, have skills to offer and passion to create something new upon that site. I ask you again. **Please end the era of the hotel and support the people, led by Hawaiians, to 'develop' what will best support the community and culture, upon that sacred site.**

With Aloha.

- Rick Cooper

Wailua Homesteads

--

Richard A. 'Cooper'

1st Assistant Director

Directors Guild of America

Leslie Takasaki

From: Michaelle Edwards <yogalignkauai@gmail.com>
Sent: Monday, August 10, 2020 2:04 AM
To: Planning Department
Subject: Coco Palms could be a Kauai Cultural Center

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

to whom it may concern,

Its been 28 years since Iniki and it is time to return Coco palms to the people of the island of Kauai. We do not need another hotel and we do need gathering places for education, culture and the folk arts of Hawaii.

Allow this property to serve our community, to be honored appropriately and respectfully as the sacred and special place that it is. As a community, we can make this land into a Kauai Cultural Center where tourists and guests could pay money to learn about the Hawaiian culture and the money could go directly back to the land and the people.

The Hawaiian culture should land into the hands of the community for 'aina and cultural restoration. Time to return the land to the community for recreation, food production, education, cultural grounding and gathering.

People can raise the money to buy this property and return it to the people of Kauai.

NO MORE DEVELOPMENT OF COCO PALMS ... WE DO NOT NEED IT

thank you,
Michaelle Edwards
Hanalei resident since 1983
3812 Ahonui Place
Princeville, Hi 96722



Leslie Takasaki

From: Hannah Rees <hrees101@icloud.com>
Sent: Monday, August 10, 2020 2:27 AM
To: Planning Department
Subject: Cocoa Palms

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I vote to have this property given to the native Hawaiians and general population to develop an environmentally and historically place of honor.

Hannah Rees

Sent from my iPad



Leslie Takasaki

From: Michael and Jenica Coon-Waymen <michaelandjenica@gmail.com>
Sent: Monday, August 10, 2020 6:16 AM
To: Planning Department; Council Testimony; counciltestimony@hawaiicounty.gov
Subject: Give Coco Palms back to Hawaiians, Michael Coon and Jenica K. Waymen Aug 10 .2020

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Kauai Council and Planning Dept.

Re Coco Palms

This Sacred Area was a meeting place and burial place for Hawaiians for hundreds of years where chiefs from all the islands came to discuss ideas.

Please give it back to the community as a community cultural resource.

An urgent need is to repair the broken sewer line as the stench just driving by on the highway is not healthy or attracting.

It is also important to rebuild the bridge and infrastructure of that area to prevent more damage from flooding.

My husband and I have been coming to Kauai for 15 winters for about 4 or 5 month to enjoy the beauty and help grass roots community projects..

We love Kauai, People, Aina, Ocean, Culture. Kauai needs to be for Hawaiians.

A hotel in that area is doomed as experience has shownas it is inherently used as a Sacred gathering area for hundreds of years. and cannot be further disturbed.

As well it is too near the busy noisy highway.

Aloha Wale

Jenica K Waymen, BA Holistic Health Coach. Interior Designer,
Property Manager, Environmental Supporter

Michael Coon MSc, Marine Biology, retd Director Strategic Land Use
Planning, Province of BC

home phone 1 250 598 0640

Leslie Takasaki

From: Barbara <barbarasdigs@gmail.com>
Sent: Monday, August 10, 2020 6:38 AM
To: Planning Department
Subject: Coco Palms future

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

I do not support future development of the Coco Palms Hotel. Kauai has too many vehicles on Kuhio highway already. It simply cannot support more.

It has been 28 years since this building has been an eyesore on our island. Enough.

Barbara Guiliano
808-346-4300

Leslie Takasaki

From: shoshana <shoshanabelle@hotmail.com>
Sent: Monday, August 10, 2020 7:03 AM
To: Planning Department
Subject: Coco Palms property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I am writing on behalf of our beautiful island and sacred aina. For the culture and the people of this island, I deeply encourage you to consider preserving The incredibly special and sacred Wailua 'former Coco Palms Hotel' property as a Hawaiian heritage site and returning it to the people of Kauai! As we can see in these unprecedented times, hotels and tourist based focus is not sustainable to Support our local community to thrive as an island that is rich with resources. Yet another hotel, putting the money into a few very big pockets is not serving our Greater community as we are seeing that we cannot be fully dependent on tourism and boats shipping supplies in to thrive here on this island! We are the Garden Island and we can be a shining example of sustainability, growing our food, feeding our people and honoring the ancient cultures and sacred sites. It is time we listen to the people Who call Kauai home and to honor the land and our natural resources If we are to thrive in the years to come! Thank you for your consideration and for helping to lift and boost the moral of the local people of this island in a meaningful way and helping to usher in a new era of sustainability and a healthy island and people!

Mahalo,
Shoshana Belnick

Blessed Be



Leslie Takasaki

From: koloaj Joan@gmail.com
Sent: Monday, August 10, 2020 7:07 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha, Councilors,

Mahalo nui for your service to our island and community.

Once again, the fate of the beleaguered Coco Palms is on the table. It's time to stop gambling with developers and return this property to its people.

This beautiful property has such significant cultural and historic significance. Now seems a perfect opportunity to create a cultural/recreational center for the people to enjoy.

What Wailua and Kauai don't need is a project that puts high density use into the area. The infrastructure is overloaded now; a hotel would be a disaster.

Coco Palms is a worsening eyesore on sacred ground. It attracts vagrants and drug dealers. Now is the time to turn this blight into the beautiful aina it was meant to be.

Mahalo for your consideration,

Joan McCauley
2685 Poohiwi Road

Sent from my iPhone

AUG 11 2020 (P)

Leslie Takasaki

From: Magenta Billett <magenta.designs50@gmail.com>
Sent: Monday, August 10, 2020 7:33 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

How wonderful to have the Coco Palms site continue as a place for the community and visitors to come to and experience the beauty and significance of the culture so present in this sacred location.

Aloha,

Magenta Billett

AUG 11 2020



Leslie Takasaki

From: Wendyvijay Mackintosh <wendyvijay@gmail.com>
Sent: Monday, August 10, 2020 7:35 AM
To: Planning Department
Subject: Coco Palms future best benefit for Kauai

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear members of the Planning Commission,

What a wonderful opportunity is afforded by this Moment of Truth, when you get to be part of momentous decision what to do with this ancient property. It's Elvis Presley era is well known and appreciated as part of our modern fast-changing history, but the ancient legacy is even deeper and more important to cherish, maintain and preserve for the sake of native Hawaiian, but also all of us who have come into Kauai to know and love it to...that we may all not forget and appreciate the legacy of our land. (If there is a museum as part of the development, the Elvis era of Coco Palms would be of great interest also to locals and tourists as well as the ancient history. Kauai has a fascintaing history of MANY eras, I'd iove to see a historical center for all our school kids and adults as well as for tourists)

But not only a heart and soul issue, it is also a financial and general well-being issue. Since the Covid crisis and loss of jobs and businesses we have chance of reconsidering how to manage quality tourism, which so important to our economy, We appreciate our tourists and "snowbirds" with Aloha welcome, but not at the expense of our own lives.

do we need to attract more tourists to THIS part of the island, where the highest concentration of local people live? another huge source of traffic? Of course their are road widening and by-pass plans in place...BUT DO WE WANT TO TURN THIS WAILUA AREA OF BEAUTY AND HISTORICAL LEGACY INTO A HIGHWAY COMPLEX???

Please consider all points of view... but what are your CRITERIA for making a decision?

Whose interests REALLY are served in the long term for maintaining quality of life... and honoring the life and well-being of the residents of Kauai? Any "INVESTMENT" has Payoffs...MAYBE we could generate a lot of income in a mega-tourist development...but at what price? What would be best for LONG-TERM benefit? LONG TERM VISION and FOR THE GOOD OF ALL is different from SHORT TERM VISION and THE GOOD OF THOSE IN POWER/THE FEW.

The Covid situation is scary for us all as we continue to face many unknowns in the future.vA project to reclaim and develop the Coco Palms site FOR KAUAI, would uplift everyone's spirits and renew hope in a bright future.

Thank you to anyone who took the time to read this.

Thank you for your sincere efforts and all the work involved at Planning Commision.

Yours sincerely,

Wendy Mackintosh
Kapaa

Leslie Takasaki

From: Bill Schilling <bill@wymmentor.com>
Sent: Monday, August 10, 2020 7:44 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

The property is an eyesore that reflects negatively on Kauai. It needs to be cleaned up.

Coco Palms and the nearby jail across the road from the public golf course tell residents and visitors we do not care what our front yards look like. For the jail landscaping would be a simple solution.

Thanks. Bill Schilling, Princeville

Sent from my iPhone

AUG 11 2020 (A)

Leslie Takasaki

From: ann marie holmes <earthspiritbook@aol.com>
Sent: Monday, August 10, 2020 7:57 AM
To: Planning Department
Subject: Cocoa palms land

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear planning commission,

Please let's create a plan for the land at coco Palms to become a park. The important history of the area if recognized and honored will generate income for the area. It's time to listen to the land and the ancestors Mahalo for all the work you do, Ann Marie Holmes

Sent from my iPhone

AUG 11 2020 

Leslie Takasaki

From: MaryLu Kelley <mkelley323@gmail.com>
Sent: Monday, August 10, 2020 8:14 AM
To: Planning Department
Subject: Support for former Coco Palms Hotel property's cultural and environmental restoration, and it's return to the community

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

Thank you for taking on the issue of what to do about the former Coco Palms Hotel property again. Please stay with this issue until it is resolved. It's been 28 years!


As we all know, the former Coco Palms Hotel property is an incredibly special and sacred area in Wailua. I am in support of the property's cultural and environmental restoration, and it's return to the community. This property, as part of the larger Wailua Nui Aho`ano, is one of the most significant political and religious places on Kaua`i, with incredible cultural significance and history, both in an ancient and modern context.

This property could be a thriving example of the golden age of Manokalanipo and a place for cultural and environmental education and reconnection.

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for `aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua`i, Wailua, Hawaiian history, cultural practices, and so much more.

We all know that there are many opportunities for this property to serve our community, to be honored appropriately and respectfully as the sacred and special place that it is. Let's agree now that the time has come to transition this land into the hands of the community for `aina and cultural restoration. Please work with our community to develop a vision, and let's make it come true this time from a pono plan.

Thank you,
Mary Lu Kelley
3644 Lawaiuka Road
Lawai, HI 96765


AUG 11 2020

Leslie Takasaki

From: Leslee Manima Dancosse <dancosse@gmail.com>
Sent: Monday, August 10, 2020 8:20 AM
To: Planning Department
Subject: Coco Palms site; end commercial development

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

This property is a Treasure and you have the opportunity to speak up for it. I ask you to consider the historical value of this place and honor it by granting that it's use be a preservation and demonstration of this precious and treasured history.

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for 'aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua'i, Wailua, Hawaiian history, cultural practices, and so much more.

Mahalo for your interest and care.

Aloha

Leslee Dancosse

--
"Were we to apply our dollars intelligently to the people who take care of children, we would spend millions of dollars less on the damage done to our society by wounded adults. Wounded children become wounded adults, and wounded adults can destroy a planet." Marianne Williamson

"By three methods we may learn wisdom: First, by reflection, which is noblest; second, by imitation, which is the easiest; and third by experience, which is the bitterest." ~

Confucius

Leslie Takasaki

From: Margery Freeman <freemanmargery@gmail.com>
Sent: Monday, August 10, 2020 8:24 AM
To: Planning Department
Subject: Coco Palms for the community

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning,
hearing Aug. 11 9am

There are a number of reasons to have the Coco Palms property belong to the people of Kauai.

- 1) Any commercial development of this property is doomed to fail because who wants to live right next to 2 important and active roads.
- 2) To get to the beach would involve walking a block to cross an active road safely. Waiting for a bus to cross is unlikely. Many people will just J-walk through traffic to get there - even when unsafe to do so.
- 3) Getting ANY group to actually get something built for tourists is unlikely as shown by the years of trying which have all failed.
- 4) Additional traffic in that area is a huge mistake.
- 5) The area will make a wonderful recreation and play area for residents and tourists. Even if it takes some time to develop for the public NOW is the time to set it aside.
- 6) Many people consider the area very special or sacred.

Please stop all the haggling of Coco Palms area and set it aside for the people forever.

Mahalo,

Marge Freeman
4-820 Kuhio Hwy. #D405
Kapaa, HI



Leslie Takasaki

From: Kathleen Dahill <kdahill56@gmail.com>
Sent: Monday, August 10, 2020 8:26 AM
To: Planning Department
Subject: Aloha/Wailua Nui Aho`ano

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

August 10, 2020 8:25am

Aloha e Planning Department,

The mouth of the Wailua River is the pico of one of the most sacred places on island. If handled properly, the "Coco Palms" property could be a beautiful, welcoming and spiritually impactful gateway to our blessed Kaua'i.

Mahalo for your efforts during these stressful times.

Ke Akua Pu,

Kathleen Dahill
Kathleen Dahill

'Oma'o

e-mail: kdahill56@gmail.com
website: WildwdStudios.com

AUG 11 2020 

Leslie Takasaki

From: larry heller <hellerl001@hawaii.rr.com>
Sent: Monday, August 10, 2020 8:48 AM
To: Planning Department
Subject: Update on Wailua Foreclosure

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Planning Dept.

I would like to offer testimony in favor of transitioning this land(Wailua 'former coco palms hotel') back to it's hawaiian cultural roots as a gathering place that truly honors the land for the people of the land, the Hawaiian's and those who support them. It is long past the time that the remains of the coco palms restore should be removed and the area to become a cultural park. Thank you for your attention to this matter.

larry heller
hellerl001@hawaii.rr.com

AUG 11 2020



Leslie Takasaki

From: charles hammond <ckham367899@hotmail.com>
Sent: Monday, August 10, 2020 8:58 AM
To: Planning Department
Subject: coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.
no hotel !

AUG 11 2020 (A)

Leslie Takasaki

From: Roland Barker, <alchemical9@gmail.com>
Sent: Monday, August 10, 2020 9:06 AM
To: Planning Department
Subject: former Coco Palms Hotel testimony

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

It's time for this property to belong to the community once again. Let Hawaiians decide what to do with it.

There is clearly no commercial value there.

--
Roland Barker
alchemical9@gmail.com

Leslie Takasaki

From: Karin WILLARD <karinwillard@icloud.com>
Sent: Monday, August 10, 2020 9:14 AM
To: Planning Department
Subject: Coco palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Please develop a local Kaua'i theme park at Old coco palms site... it's about time hotel development idea is dropped after 28 years!!

Much aloha
Karin Willard
Kaua'i resident
Sent from my iPhone

Leslie Takasaki

From: Rachael Davis <rach4art@aol.com>
Sent: Monday, August 10, 2020 9:16 AM
To: Planning Department
Subject: coco palms


CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

Please consider making the coco palms unsightly area into a thriving community cultural center. This is long over due.

Mahalo,

Rachael and Carlton Davis
5322 Kumole st
Kapaa, HI
96746


AUG 11 2020

Leslie Takasaki

From: Jodi Ezaki <jmezaki@gmail.com>
Sent: Monday, August 10, 2020 9:37 AM
To: Planning Department
Subject: Restore Wailua

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Good morning,

I wanted to write with my support for the restoration of Wailua and using the land as a place to gather with strong ties to its cultural and historical significance. Here on Kauai there are so many historical sites that just become tourist attractions. It would be nice to see this place be for the Kauaians! As a person who is from Wailua born and raised I hold this in my heart. There are already so many hotel lodging all along the east side we don't need another hotel. What I like to see is this place be more than just a park. I would love this place to show the truth and culture that Wailua was a place for the Hawaiian royalty and well as its glory Coco Palm days.

Thank you,

Jodi Smith

Sent from my iPhone



AUG 11 2020

Leslie Takasaki

From: Tom Anderson <tandersonacres@gmail.com>
Sent: Monday, August 10, 2020 9:41 AM
To: Planning Department
Subject: Coco Palms


CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

'THE TIME FOR A HOTEL HAS COME AND GONE!'
'NO MORE HOTEL DEVELOPMENT!'
'28 YEARS OF DEVELOPER NON-PERFORMANCE: GAME OVER NOW!'
'ENOUGH IS ENOUGH!'
'ANY MORE TIME IS AN INSULT!'
'ALLOW THE COMMUNITY TIME TO DEVELOP A VISION AND FUNDING TO CREATE
A GATHERING PLACE THAT WILL HONOR THE HAWAIIAN CULTURE, AND WHICH
WILL SERVE OUR COMMUNITY NEEDS TODAY!'

I am a former resident and frequent visitor to Kauai. I have a deep respect for the history of Kauai including the Coco Palms and I feel enough time and opportunity has passed to restore the facility. Let's move on and turn the property into something new and special in keeping with the current environmental tastes.

Sincerely,

Tom Anderson
3212 Old Ranch Dr.
Santa Rosa, CA
95405


AUG 11 2020

Leslie Takasaki

From: jcwhite54@gmail.com
Sent: Monday, August 10, 2020 9:46 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

I would like to add my name to the growing (I hope!) list of concerned and caring Kauai residents who support changing the Coco Palms property from a commercial to a cultural site. I believe this sacred area should and can support educational, spiritual and cultural activities for our local community.

Mahalo,

Judith C. White

Kapaa

From: Jonathan McRoberts jonathanmcroberts4@gmail.com
Subject: Status of Coco Palms Hotel Property
Date: August 10, 2020 at 9:31 AM
To: planningdepartment@kauai.gov

I strongly support the creation of a Hawaiian Cultural site on the Coco Palms property. Consider using the Trust for Public Land model. Designate an existing community organization to take over the land in order to create a cultural and recreational site that can be used by all the people of Kauai. Perhaps the owner could even get some sort of tax benefit by donating the land.

Jonathan McRoberts
808-652-6863
4141 Lei O Papa Rd #23
Princeville, HI 96722

(A)
AUG 11 2020

From: mary.ecc@mac.com
Subject: Testimony regarding Coco Palms Hotel Property
Date: August 10, 2020 at 9:54 AM
To: planningdepartment@kauai.gov

Aloha,
Please find my testimony below:-

I strongly support the creation of a Hawaiian Cultural site on the Coco Palms property. Consider using the Trust for Public Land model. Designate an existing community organization to take over the land in order to create a cultural and recreational site that can be used by all the people of Kauai. Perhaps the owner could even get some sort of tax benefit by donating the land.

Mary Paterson
808-639-4366
4141 Lei O Papa Rd #23
Princeville, HI 96722

AUG 11 2020

Leslie Takasaki


From: Frank Kelly <afkirish@gmail.com>
Sent: Monday, August 10, 2020 10:13 AM
To: Planning Department
Subject: Coco Palms Hotel site

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it may concern:

'THE TIME FOR A HOTEL HAS COME AND GONE!'
'NO MORE HOTEL DEVELOPMENT!'
'28 YEARS OF DEVELOPER NON-PERFORMANCE: GAME OVER NOW!'
'ENOUGH IS ENOUGH!'
'ANY MORE TIME IS AN INSULT!'
'ALLOW THE COMMUNITY TIME TO DEVELOP A VISION AND FUNDING TO CREATE
A GATHERING PLACE THAT WILL HONOR THE HAWAIIAN CULTURE, AND WHICH
WILL SERVE OUR COMMUNITY NEEDS TODAY!'

Mahalo!
Frank Kelly
3556 Old mill Place
Koloa
808-755-8954

AUG 11 2020 

Leslie Takasaki

From: Ken <littlewheel808@gmail.com>
Sent: Monday, August 10, 2020 11:06 AM
To: Planning Department
Subject: COCO PALMS HOTEL

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

From: Ken
Taylor

8/9/20

To Kauai Planning Commission

Re: Coco Palms Hotel

You have over the years bent over back wards for the developers, and what have you gotten??? The time has come to say NO-MORE. No-more waivers, no more time extinctions. The community has been patient, while you have cow-tailed to the developers . Twenty-eight years is enough, Just say " NO-MORE.

ENOUGH IS ENOUGH . . .

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for `aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua`i, Wailua, Hawaiian history, cultural practices, and so much more.

There are many opportunities for this property to serve our community, to be honored appropriately and respectfully as the sacred and special place that it is. As the community works together to develop a vision, let's agree now that the time has come to transition this land into the hands of the community for `aina and cultural restoration.

Thank You

Ken Taylor
littlewheel808@gmail.com

Sent from Mail for Windows 10

Leslie Takasaki

From: Marion Paul <marion.d.paul@gmail.com>
Sent: Monday, August 10, 2020 11:19 AM
To: Planning Department
Subject: Please return Coco Palms to the people of Kauai

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kākou,

I am writing to express my enthusiastic support of returning Coco Palms to the people of Kaua'i. This is an opportunity to transform the future - to be one that we design ourselves. One that will include all of our people and promote good-paying and meaningful jobs. CocoPalms can also become an icon that will attract world travelers - for the right reasons.

Imagine a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It could be a place for 'aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua'i, Wailua, Hawaiian history, cultural practices, and so much more.

Thank you for your consideration.

Aloha,

Marion

Marion Paul
P.O. Box 492
Kilauea, HI 96754-3022
808-634-3196


AUG 11 2020

Leslie Takasaki

From: noelanihochuli@gmail.com
Sent: Monday, August 10, 2020 11:23 AM
To: Planning Department
Subject: Testimony to Restore Wailua

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

To whom it may concern,

I'm submitting my testimony in support of returning the site of the Coco Palms Hotel to Native Hawaiians in order to restore it to its original state. I'm in support of restoring the lo'i i'a and lo'i kalo that could serve the community as sustainable resources. The Wailua Ahupua'a is very sacred to Native Hawaiians and has huge cultural significance. Please stop further development of this area.

Mahalo Piha,
Noelani Ornellas Hochuli

Sent from my iPhone

Leslie Takasaki

From: Fern A Holland <fernannuenue@gmail.com>
Sent: Monday, August 10, 2020 11:43 AM
To: Planning Department
Subject: RE: Agenda Item G-1-a Status report on recent foreclosure of the 'Coco Palms' property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kaua'i Planning Department,

Thank you for the opportunity to submit this testimony to you regarding the future of the former Coco Palms property.

The time has come to move the conversation about the future of this site, once and for all, away from the idea that this site will ever be a hotel again someday or developed in anyway.

This place is incredibly special and sacred. This property, as part of the larger Wailua Nui Aho`ano, is one of the most significant political and religious places on Kaua`i, with incredible cultural significance and history, both in an ancient and modern context.

Enough is enough. It has been 28 years since Hurricane Iniki demolished Coco Palms and 28 years of failed promises by developers that a hotel would be restored. For many reasons, a hotel, or further commercial development of any kind, is just not appropriate at this location. However, this property could be a thriving example of the golden age of Manokalanipo and a place for cultural and environmental education and reconnection.

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for `aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua`i, Wailua, Hawaiian history, cultural practices, and so much more.

There are many opportunities for this property to serve our community, to be honored appropriately and respectfully as the sacred and special place that it is. As the community works together to develop a vision, let's agree now that the time has come to transition this land into the hands of the community for `aina and cultural restoration. Let's agree that this site is not suitable for a hotel or development and could serve a much greater purpose for our community.

It is critical for the Hawaiian community that this property being returned to the local community in some way. Let's support the transition of this site in a way that honors this sacred place and provides education and cultural enrichment for our people.

Thank you again for this opportunity to testify.

(R)

Mahalo!

Fern A Holland

Fern Anuenue Holland BSc.
Ecologist & Environmental Scientist
Advocate & Community Organizer
Ph: (808) 634-6242

Leslie Takasaki

From: Steve & Sharry Glass <ssglass@twc.com>
Sent: Monday, August 10, 2020 11:55 AM
To: Planning Department
Subject: Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Dept. members,

After years of abandonment, it is time to dedicate the Coco Palms property to become a Hawaiian cultural and environmental educational center. We don't presently have any Center dedicated to preserve and educate others about our Hawaiian host culture.

The Coco Palms is no longer an appropriate property for a hotel. The Guslander's were exceptionally sensitive and willing to respect the property's historical and cultural significance. Now it is time to show our respect by establishing a cultural center on this property.

Please don't continue the neglect and misuse of your time. Please make a final decision that will establish a Center to educate future generations about their host culture and preserve our Hawaiian heritage.

Mahalo for your consideration of this issue.

Sincerely,

Steve and Sharry Glass
Kapaa, Ha
808-822-7351

Leslie Takasaki

From: Lucy Miller <drLucy@hawaii.rr.com>
Sent: Monday, August 10, 2020 12:06 PM
To: Planning Department
Subject: Wailua Former Coco Palms Hotel property

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha, members of the Planning Department's Commission,

I know you will be meeting tomorrow, August 11 regarding the Wailua CocoPalms property. For almost 30 years we've had to live with this eyesore. When will you realize what the many foreclosures and failed promises over the years should be teaching us? We do NOT need more commercial tourist hotels in that area, more traffic congestion, etc.? We cannot return to its glory days of Elvis Presley's time, except to enjoy it as history.

I loved the Coco Palms Hotel back in the 60's through the 80's. My late husband and I happily honeymooned in this special place. I remember the wonderful people we met there - Larry Rivera, Grace Buscher Guslander among them. The property itself memorialized the sacred land of the Kauaian people as well as royalty with its lovely lagoons, coconut trees, and lovely accommodations.

There are many who have suggested that we could all, residents and visitors, enjoy it as a beautiful park and cultural center. Many would be happy to help make this possible through financial assistance and volunteerism.

Please, honor this suggestion and make it a reality.

Mahalo,

Lucy Miller
Lihue (formerly of Wailua)

Leslie Takasaki

From: Howard Rontal <howard_rontal@hotmail.com>
Sent: Monday, August 10, 2020 12:34 PM
To: Planning Department
Subject: Fw: Coco Palms Development Proposal

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.
Just in case you didn't receive my original message see below.

From: Howard Rontal
Sent: Monday, August 10, 2020 2:06 AM
To: planningdepartment@kauai.gov <planningdepartment@kauai.gov>
Subject: Coco Palms Development Proposal

To Whom It May Concern,

The proposal to turn the Coco Palms property into a Heritage Site is certainly worth serious discussion, for all the good reasons expressed in the email sent by the Community Coalition of Kauai. On the surface, at least, it's a far better idea that turning the property into another resort. Please give it the consideration it's due.

Thank you,
Howard Rontal
Wailua Homestead

(A)
AUG 11 2020

Leslie Takasaki

From: Tina Taniguchi <tinammlt@gmail.com>
Sent: Monday, August 10, 2020 1:06 PM
To: Planning Department
Subject: G-1 testimony

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha, I am testifying On agenda item G-1 status report on 'Coco Palms' property. I just want to point out that this property is not very suitable to be developed on. With current coastal issues in wailua we cannot allow any future development there, and must allow a space for future issues as the road, and even ocean encroachment in this area. Furthermore this property and surrounding land has significant cultural importance that is soon to be lost. We should use this land as a community gathering area where the cultural history can be shared and perpetuated. I am of native Hawaiian decent and just recently learned some of the history in the area and it is heartbreaking to know how it is disregarded and disrespected. I feel great things can happen for the area and people if we allow the community this space and time. Mahalo for listening and I look forward to learning more about Wailua!

Leslie Takasaki

From: bob-marion@hawaiiantel.net
Sent: Monday, August 10, 2020 1:11 PM
To: Planning Department
Subject: Opportunity to restore Wailua

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

We are writing to encourage the planning department to take whatever steps are needed to restore this land in Wailua to Kauai and her people.

Every time we drive by the old Coco Palms it is heart breaking. Due to climate change, it would be foolish to allow a new resort to be constructed on this low lying land.

This property, as part of the larger Wailua Nui Aho`ano, is one of the most significant political and religious places on Kaua`i, with incredible cultural significance and history, both in an ancient and modern context.

Enough is enough. It has been 28 years since Hurricane Iniki demolished Coco Palms and 28 years of failed promises by developers that a hotel would be restored. For many reasons, a hotel, or further commercial development of any kind, is just not appropriate at this location. However, this property could be a thriving example of the golden age of Manokalanipo and a place for cultural and environmental education and reconnection.

It is time for this property to be transitioned into the hands of our community. This property has the potential to provide a place for recreation, food production, education, cultural grounding and gathering. It could be a park, a cultural center, a museum to honor Hawaiian culture, history and landmarks as well as the legendary Coco Palms era. It would be a place for `aina based education, enriching outdoor experiences for local families, and visitors alike; and an opportunity for keiki to enjoy and learn about Kaua`i, Wailua, Hawaiian history, cultural practices, and so much more.

There are many opportunities for this property to serve our community, to be honored appropriately and respectfully as the sacred and special place that it is. As the community works together to develop a vision, let's agree now that the time has come to transition this land into the hands of the community for `aina and cultural restoration.

Sincerely,
Robert and Marion McHenry
Princeville

Leslie Takasaki

From: Anne <athurston@irmt.org>
Sent: Monday, August 10, 2020 1:29 PM
To: Planning Department
Subject: Fwd: Former Coco Palms Hotel property - support for a cultural facility

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Begin forwarded message:

From: Anne <athurston@irmt.org>
Subject: Former Coco Palms Hotel property - support for a cultural facility
Date: 9 August 2020 at 23:45:05 GMT-10
To: PlanningDepartment@kauai.gov

This property has immense significance for Kaua'i and there would be enormous value if it could become available for a use that would benefit the people. While it is totally unsuited as a site for a hotel in today's environment, it could become a focus for renewal and pride on the island. Historically, it has been an important gathering point for the island, and it could be again. Rather than be a painful reminder of a devastating hurricane, it could give the community, struggling with Covid-19 and climate change a great boost, an important positive focus.

Please allow the community to develop a vision of how the land could be used.

Thank you,

Anne Thurston

Leslie Takasaki

From: Bridget Hammerquist <bridgethammerquist@hawaiiantel.net>
Sent: Monday, August 10, 2020 1:29 PM
To: Planning Department
Subject: Strong Support to Return Coco Palms to the Hawaiian Community

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Members of the Kauai County Planning Commission,

As a kama`aina whose parents made Hawaii their home in 1937, I strongly support the effort to transition the Coco Palms property to a Hawaiian restoration and historic site similar to Kaneiolouma on the South Shore which was restored in large part by a public/private stewardship agreement between the County and members of the Hawaiian community. If members of the Commission have not yet seen the video which details much of the Hawaiian history in Wailua, near and at this site, it is well done and the head of the County Historic Society, Randy Wichman, was one of the principles responsible for the research and production:

<https://www.youtube.com/watch?v=04HUMqa4fnE>

The water table in the area is high making it very difficult to handle the waste that would be produced by a hotel and the traffic heavy, making it difficult to safely cross the highway to access the beach, with underground access further impeded by the high water table. If this site could be developed by people with cultural and traditional expertise, many of whom would probably volunteer their time as they did at Kaneiolouma, it could be a real gem for the Hawaiian people and Kauai.

Thank you for your consideration.

Mahalo nui loa,

Bridget Hammerquist, President
Friends of Maha`ulepu, a 501(c)(3)
Kia`i Wai o Wai`ale`ale, Co-founder
friendsofmahaulepu.org
kiaiwaialeale@gmail.com
(808)742-1037



This email has been checked for viruses by Avast antivirus software.
www.avast.com

(A)

Leslie Takasaki

From: Lindsay Cassandra <kelepoloka@gmail.com>
Sent: Monday, August 10, 2020 1:57 PM
To: Planning Department
Subject: Coco Palms Development

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

NO MORE BROKEN PROMISES. Please create a natural community space for ALL which celebrates and perpetuates Hawaiian culture.

This structure has been in shambles for almost as long as it was a functioning resort. It is shameful that the buck continues to be passed to off-island interests without ever guaranteeing that the project be completed.

Please do something for our people and our 'aina that is REALISTIC and PRODUCTIVE.

Mahalo for your consideration and your kōkua.

Lindsay C. Lloyd
808-212-7088

Sent from my iPhone

Leslie Takasaki

From: A. Russell <hulaheart10@gmail.com>
Sent: Monday, August 10, 2020 2:07 PM
To: Planning Department
Subject: Coco Palms Wailua

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Ik along with many who don't make the time to write, urge you to do whatever is necessary to allow this sacred Aina to be restored to a cultural and environmental area, and it's return to the community!

Sincerely,
A. Russell
Kapa'a

(R)

Leslie Takasaki

From: Sandra Herndon <2da1wahine@gmail.com>
Sent: Monday, August 10, 2020 2:16 PM
To: Planning Department
Subject: Support of transition of Coco Palms

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Planning Commission Members,

I am in full support (and have been for years!) of transitioning Coco Palms' restoration to a public/private partnership, so that this Sacred piece of land may be returned to the glory that it once was. I am NOT referring to the hotel, but to the revered land that it is and always has been - historically, culturally, ecologically-.

With the growing awareness of the impacts of Climate Change, you need only to look at what is currently happening across the road from this property, to realize that it is not a good investment for a hotel. Neither the wastewater, nor the traffic/beach access infrastructures are sufficient to support that kind of use.

It goes without saying that in the ensuing years since Iniki, it has become a shameful eyesore to all of us, who love this Island.

If it is returned to the kuleana of the Hawaiian /Kanaka people, it could become a resource Cultural Center, similar to the Polynesian Center on O`ahu, where Hula, language, arts and music are taught and shared with kama`aina and visitors alike. There are many in the community who would volunteer time and energy to support this vision. I would!

So, I ask you. Please allow an appropriate restoration of this beautiful land in a cooperative endeavor with the people that it belongs to, and have always been it's stewards!

Mahalo nui,
Sandra Herndon
Wailua Houselots

"Thought is Creative, and YOU are the Thinker"